

Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice-Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Ronald Kan, Youth Member



Candace Andersen, Supervisor

Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925-957-8860

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

MEETING AGENDA

Tuesday February 7, 2023

6:00 p.m.

Alamo Women's Club

1401 Danville Blvd., Alamo

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

2. STAFF/AGENCY REPORTS (15 minutes)

- a. District II Staff Update
 - a. Roundabout Update
 - b. LAFCO R7 Update
 - c. Danville Blvd. Tree Removal
- b. Contra Costa County Sheriff - Valley Station Update
- c. San Ramon Valley Fire District Update

3. PUBLIC COMMENT (3 minutes/speaker)

4. PRESENTATIONS (20 minutes)

5. SUBCOMMITTEE REPORTS (20 minutes)

Alamo Subcommittee for Schools: Kan, Parkinson

Alamo AOB/Roundabout: Struthers

Land Use Planning Subcommittee: Barclay (Chair), Brannan, Mowat

Iron Horse Corridor Subcommittee: Struthers

Parks and Recreation Subcommittee: Chaput (Chair), Struthers, Burke

Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput, Straznicka

Trees and Landscape Subcommittee: Mowat, Burke

6. NEW BUSINESS (40 minutes total for land use applications)

- a. **CDDP22-03042** – Request approval of a Development Plan application for a Small Lot Design Review to allow a 734 square-foot addition at ground level and a 1,258 square-foot addition to the main level, including a new retaining wall with a maximum height of 6.5-feet. Hearing requested under Small Lot Design Review #CDSL22-00084. Address is 2359 Hagen Oaks Drive.
(Planner: Diana Lecca) (10 minutes)
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
- b. **CDVR22-01036** – Applicant seeks approval of a Variance application to allow a 10-foot side yard (where 20 feet is required) and a 25-foot aggregate side yard

(where 35 feet is the minimum) for a 1,381 SF residential addition on parcel of substandard average width. The address is 2124 Granite Drive.

(Planner: Rosa Garcia) (10 minutes)

- i. Action requested: accept report, take public comment, discuss.
- ii. Make recommendation to Supervisor Andersen, if applicable.

CDVR22-01071– The applicant requests Variances for two 12'-6" side yards (where 15 feet is required) and for a 25' side yard aggregate (where 35 feet is required) for an approximately 192 sq. ft. garage addition (northeastern side of home) and an approximately 392 sq. ft. residential addition (southwestern side of home).

The address is: 18 Adelle Court. (Planner: Adrian Veliz) (10 minutes)

- i. Action requested: accept report, take public comment, discuss.
- ii. Make recommendation to Supervisor Andersen, if applicable.
- c. **Contra Costa County Envision 2040** – Alamo/Castle Hill Community Profile and Mixed Use Designation Proposed Densities (25 minutes)
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.
- d. **Livorna Park Renovation Discussion** (30 minutes)
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.

7. OLD BUSINESS

8. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve January 10, 2023 Record of Actions.
 - i. Action requested: accept report, take public comment, discuss.
 - ii. Make recommendation to Supervisor Andersen, if applicable.

9. CORRESPONDENCE (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).

- a. None

10. COMMENTS BY MEMBERS OF THE ALAMO MAC

11. FUTURE AGENDA ITEMS

- a. Public Works Transportation Team – School Safety in Alamo

12. ADJOURNMENT

Adjourn to the Alamo MAC meeting on **March 7th, 2023** at 6:00 P.M at the Alamo Women's Club.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.



Contra Costa County Public Works Department

Brian M. Balbas, Director

Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

Project Update For *Danville Boulevard and Orchard Court Complete Streets Improvement*

About the project: The Danville Boulevard and Orchard Court Complete Streets Improvement project will improve safety of vehicle, bicycle, and pedestrian traffic along Danville Boulevard by incorporating the following improvements along the corridor:

- Improving and widening existing sidewalks and providing bicycle facilities along this segment of Danville Boulevard.
- Providing curb extensions and curb ramps compliant with the Americans with Disabilities Act
- Improving pedestrian crossing by shortening the overall length of the crosswalks and providing pedestrian refuge areas in the road medians.
- Constructing a roundabout at the intersection to reduce vehicle speeds and conflicts while maintaining movement of traffic through the intersection.
- Reconstructing sidewalks that will accommodate many of the existing mature trees along Danville Boulevard.
- Providing landscaped greenspace along the project corridor and in the roundabout center.

The project will also include drainage improvements, utility relocations, landscaping improvements, and electrical work. Access to roads and driveways will be maintained throughout the construction of the project.

UPDATE: Contra Costa County Public Works Department is excited to announce that the project has been awarded to Ghilotti Bros., Inc. for the roundabout construction phase and work on site is anticipated to begin in early February 2023. The initial phase of work will include temporary traffic routing for vehicles, bicycles, and pedestrians in order to reconstruct the northernmost driveway to the Alamo Plaza Shopping Center (Adjacent to St. Alphonsus Way).

About Contra Costa County Public Works Department:

Contra Costa County Public Works Department (CCCPWD) maintains over 660 miles of roads, 150 miles of streams, channels and other drainage and over 200 County buildings throughout Contra Costa County. CCCPWD provides services such as Parks and Recreation, Sand Bag Distribution and Flood Control throughout unincorporated areas of Contra Costa County. To learn more about CCCPWD, please visit www.cccpublicworks.org

CONTACT: For more information, please visit the project website page at www.contracosta.ca.gov/Danville-BlvdOrchard-Ct-Complete. If you have questions or comments about the project, please call the Project Information Line at 800-406-4260 and leave your name, phone number, and the best time to reach you, along with your comments or questions, and a member of the project team will respond within 24 hours.



Contra Costa County Public Works Department

Brian M. Balbas, Director
Deputy Directors
Stephen Kowalewski, Chief
Allison Knapp
Warren Lai
Carrie Ricci
Joe Yee

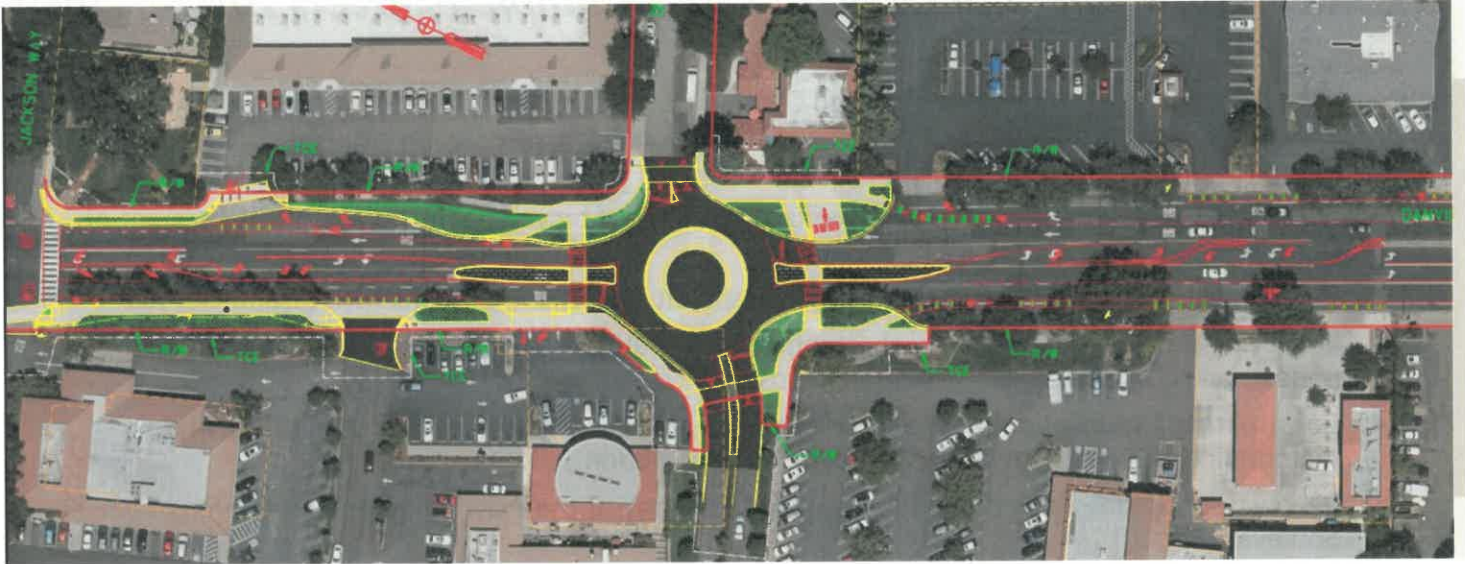
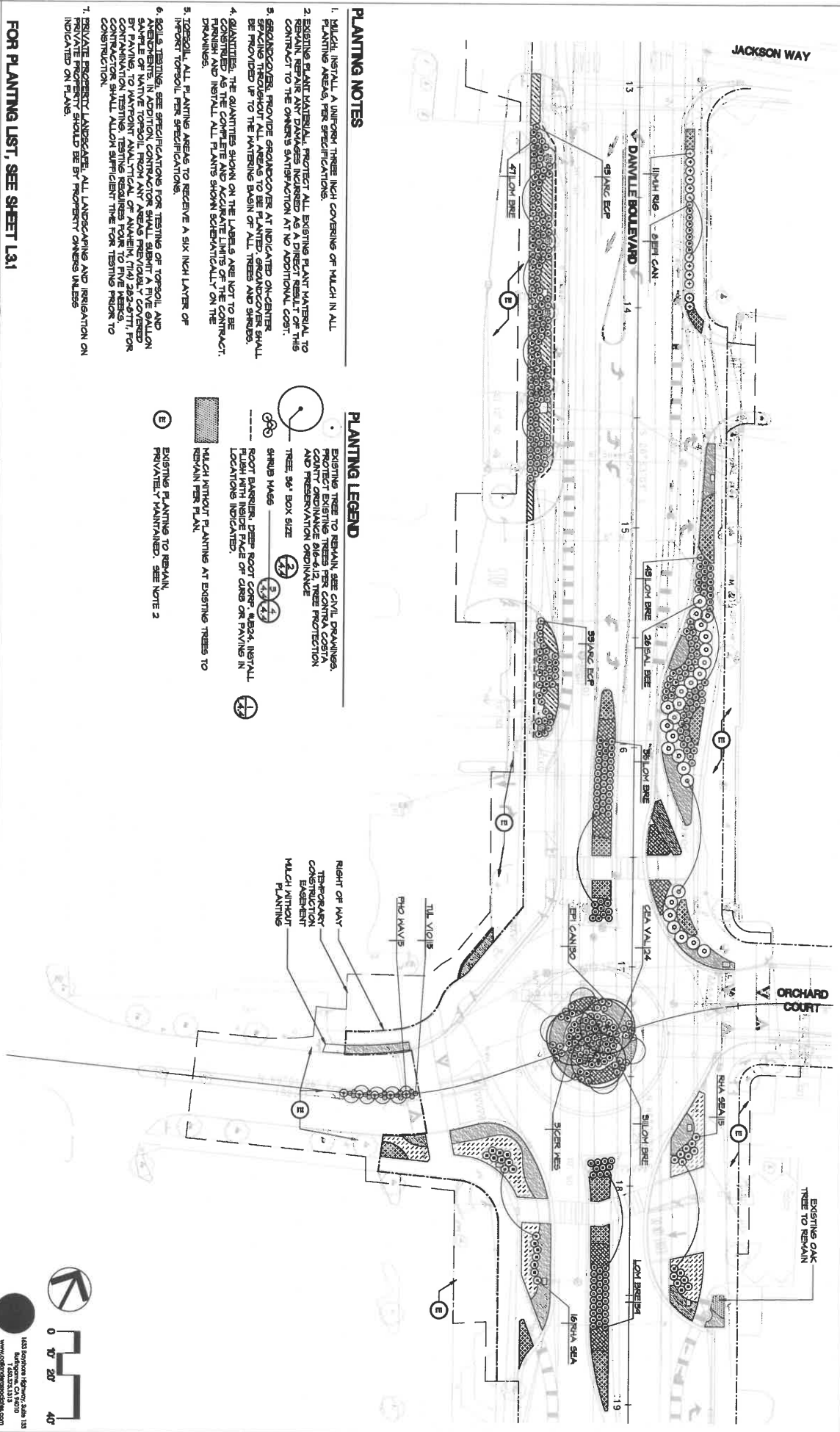


Figure 1. Plan View of the new roundabout at Danville Boulevard. and Orchard Ct.



Figure 2. PG&E Electrical Relocation Work completed Fall 2022.




PLANTING NOTES

1. MULCH: INSTALL A MINIMUM THREE INCH COVERING OF MULCH IN ALL PLANTING AREAS. (SEE SPECIFICATIONS).
2. EXISTING PLANT MATERIAL: PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS DIRECTED BY THE OWNER. THIS CONTRACTOR TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
3. GRASSING COVER: PROVIDE GRASSING COVER AT INDICATED ON-CENTER SPACING. ALL GRASSING COVER SHALL BE SEEDING. GRASSING COVER SHALL BE PROVIDED UP TO THE WATERING BAIN OF ALL TREES AND SHRUBS.
4. QUANTITIES: THE QUANTITIES SHOWN ON THE LISTS ARE NOT TO BE TAKEN AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
5. TOPSOIL: ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF IMPROVED TOPSOIL. (SEE SPECIFICATIONS).
6. SOILS TESTING: PER SPECIFICATIONS FOR TESTING OF TOPSOIL AND AMENDMENTS. IN ADDITION, CONTRACTOR SHALL SUBMIT A FIVE GALLON BY FIVE GALLON TOPSOIL FROM ANY AREAS BEING IDEALLY COVERED WITH TOPSOIL. SOILS TESTING RESULTS FOLDER TO THE OWNER. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR TESTING PRIOR TO CONSTRUCTION.
7. PRIVATE PROPERT LANDSCAPE: ALL LANDSCAPING AND REVEGETATION ON PRIVATE PROPERTY SHOULD BE BY PROPERTY OWNERS INTEREST. INDICATE ON PLANS.

PLANTING LEGEND

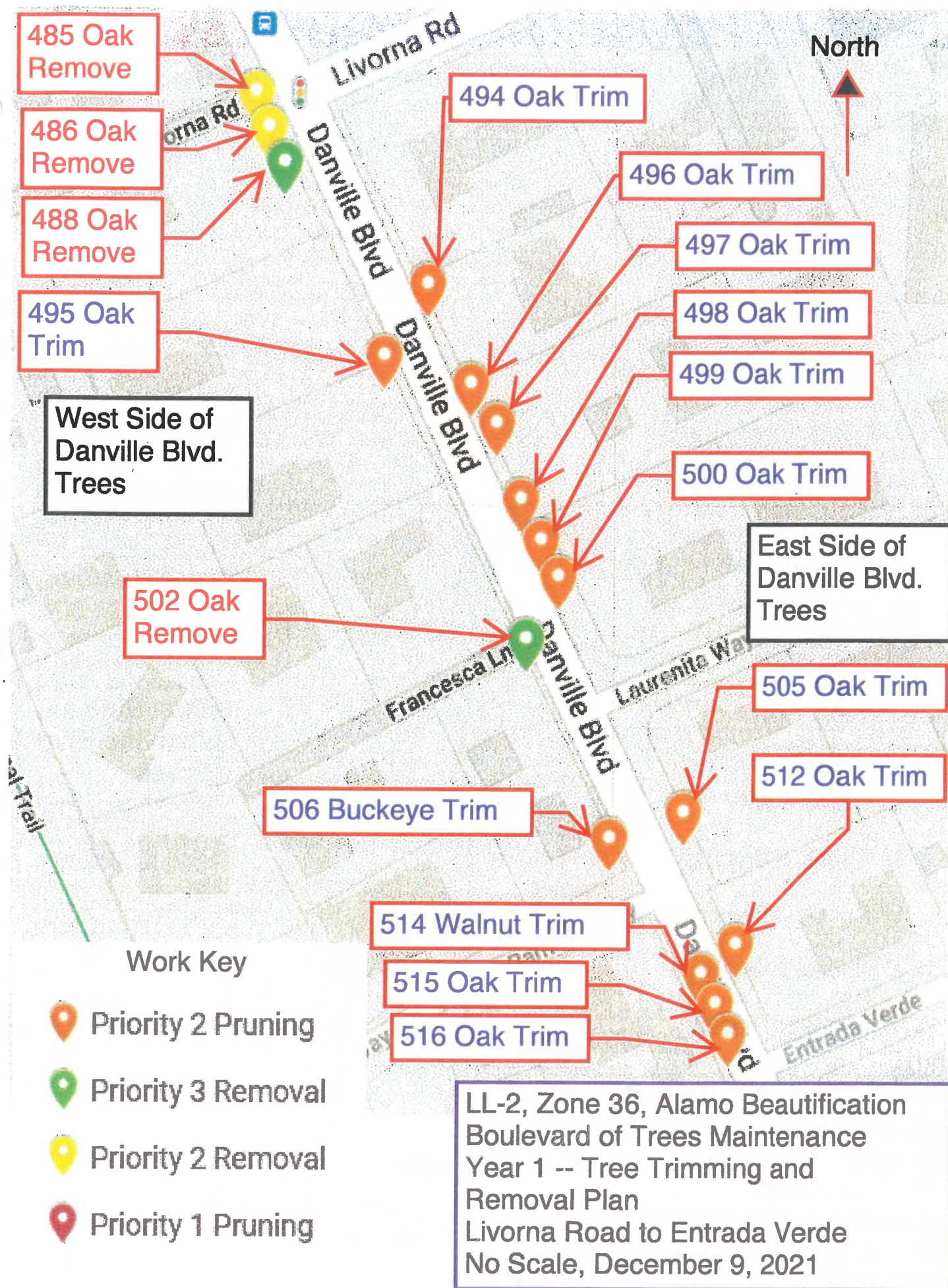
- EXISTING TREES TO REMAIN, SEE CIVIL DRAWINGS.
PROTECT EXISTING TREES PER CONTRA COSTA
COUNTY ORDINANCE 86-012, TREE PROTECTION
AND PRESERVATION ORDINANCE.
- TREES 36" BOX SIZE
- SHRUB 1/4" — $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$
- ROOT BARRIER, DEEP ROOT COFF. W/24" INSTALL
FLUSH WITH INSIDE FACE OF CURB OR PAVING IN
LOCATIONS INDICATED.
- MULCH WITHOUT PLANTING AT EXISTING TREES TO
REMAIN PER PLAN.
- EXISTING PLANTING TO REMAIN.
PRIVATELY MAINTAINED. SEE NOTE 2

FOR PLANTING LIST, SEE SHEET L3.1

REVISIONS			
NO.	DESCRIPTION	BY	DATE
	FEEL, 2X		
	PRIVACY AD		
	C-SLO, 2X		
	DATE 8/14/22		
	SCALE: AS SHOWN		
	FLA. B/C		

CONTRA COSTA COUNTY
PUBLIC WORKS DEPARTMENT
255 GLACIER DRIVE
MARTINEZ, CALIFORNIA 94553

FOR REDUCED PLANTING ORIGINAL SCALE IN FEET INCHES 		DANVILLE BLVD ORCHARD CT STREET IMPROVEMENTS PLANTING PLAN 1:30
DATE: PLANT: 12-11-2022 DRAWN BY: 6118 CHECKED BY: 2136	FILE NO.: ES301A-2022	SHEET 43 OF 55



West Side of Danville Blvd. Trees

521 Walnut Trim

517 Chinese Pistache Trim

518 Walnut Trim

519 Walnut Remove

523 Walnut Remove

528 Ash Remove

527 Ash Remove

527 Willow Remove

531 Oak Trim

534 Walnut Remove

536 Pine Remove

535 Oak Trim

537 Oak Trim

538 Walnut Remove





543 Ash Remove

539 Walnut Remove

547 Walnut Remove

East Side of Danville Blvd. Trees

Work Key

-  Priority 2 Pruning
-  Priority 3 Removal
-  Priority 2 Removal
-  Priority 1 Pruning

552 Oak Trim

554 Walnut Remove

556 Walnut Remove

558 Walnut Remove

551 Oak Trim

559 Walnut Remove

**LL-2, Zone 36, Alamo Beautification
Boulevard of Trees Maintenance
Year 1 -- Tree Trimming and
Removal Plan
Entrada Verde to Ridgewood
No Scale, December 9, 2021**

North

Entrada Verde

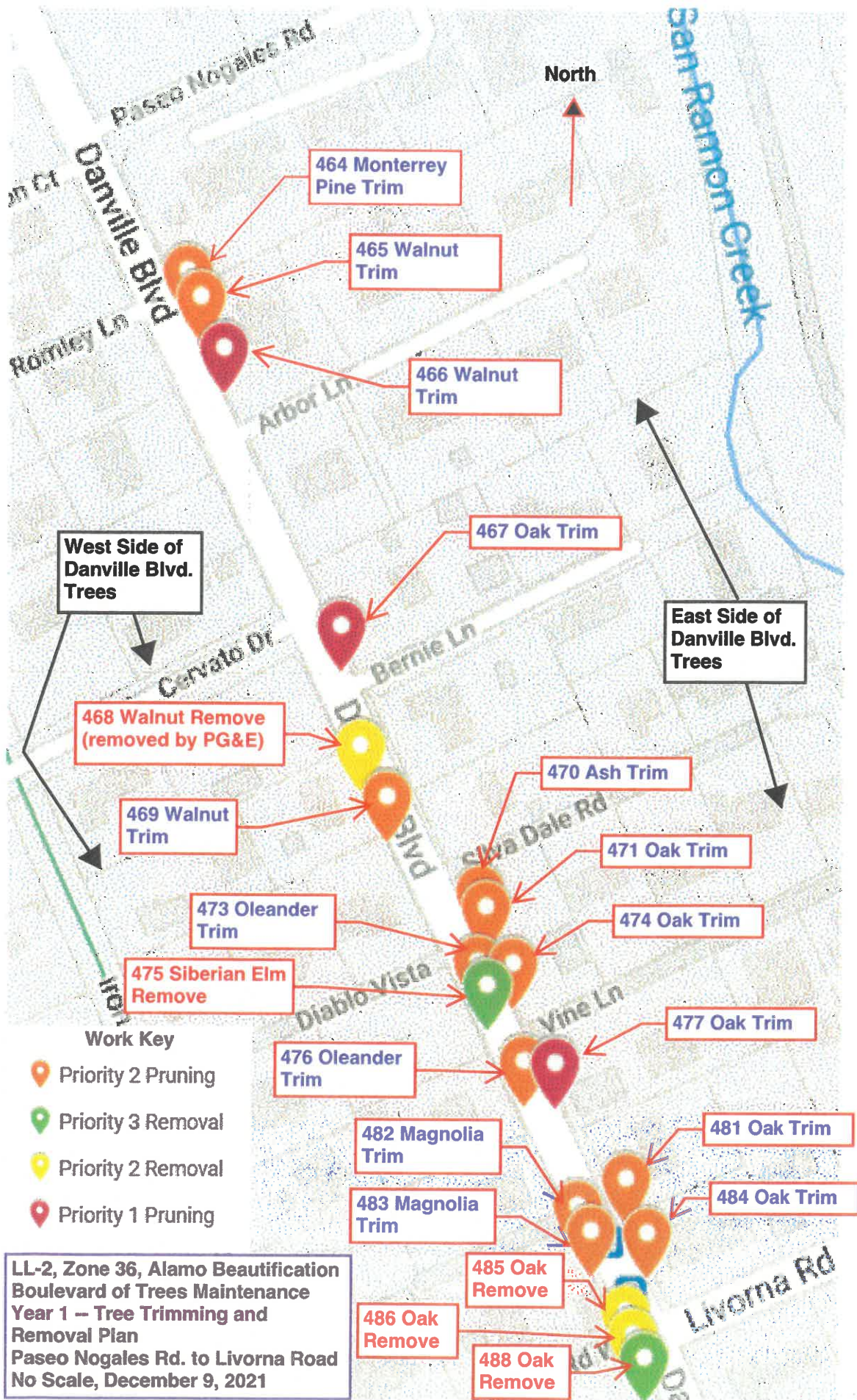
Casa Val

Casa Vallecita

Finley Ln

Ridgewood Rd

Pine Tree Dr



Tree #	Area # (Appx. A)	Botanical Name	Common Name	Stems	DBH (in.)	Height (ft.)	Condition	Recommended Maintenance	Maintenance Detail	Notes
	2	<i>Quercus lobata</i>	Valley oak	1	20	45	Fair	No Priority	None	Previous fall
452	2	<i>Quercus lobata</i>	Valley oak	1	18	45	Fair	Priority 2 Pruning	Clean/ Deadwood	Leaning
453	2	<i>Quercus lobata</i>	Valley oak	1	22	55	Fair	No Priority	None	Poor structure
454	2	<i>Quercus lobata</i>	Valley oak	1	20	55	Fair	Priority 2 Pruning	Clean/ Deadwood	Poor structure
455	2	<i>Quercus lobata</i>	Valley oak	1	18	55	Fair	No Priority	None	Poor structure
456	2	<i>Juglans regia</i>	English walnut	1	15	25	Very Poor	Priority 2 Removal	Remove	Ivy; leaning; topped
457	2	<i>Quercus lobata</i>	Valley oak	2	50	50	Fair	No Priority	None	Leaning; Codominant
458	2	<i>Quercus lobata</i>	Valley oak	1	12	50	Fair	No Priority	None	Poor structure
459	2	<i>Quercus lobata</i>	Valley oak	1	12	40	Fair	No Priority	Treat Pest/Disease	Ivy
460	2	<i>Quercus lobata</i>	Valley oak	1	6	40	Fair	No Priority	None	Poor structure
461	2	<i>Juglans nigra</i>	Black walnut	3	40	35	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
462	2	<i>Quercus lobata</i>	Valley oak	1	24	55	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
463	2	<i>Quercus lobata</i>	Valley oak	1	15	50	Fair	No Priority	None	Signs of stress
464	2	<i>Pinus radiata</i>	Monterey pine	1	18	45	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
465	2	<i>Juglans nigra</i>	Black walnut	3	38	45	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
466	2	<i>Juglans nigra</i>	Black walnut	2	24	35	Poor	Priority 1 Pruning	Clean/ Deadwood	Signs of stress
467	2	<i>Quercus lobata</i>	Valley oak	1	44	85	Poor	Priority 1 Pruning	Clean/ Deadwood	Large deadwood
468	2	<i>Juglans nigra</i>	Black walnut	1	24	20	Very Poor	Priority 2 Removal	Remove	topped
469	2	<i>Juglans nigra</i>	Black walnut	3	28	20	Poor	Priority 2 Pruning	Raise	Vehicle clearance
470	2	<i>Fraxinus americana</i>	White ash	1	18	60	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
471	2	<i>Quercus lobata</i>	Valley oak	1	14	60	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
472	2	<i>Quercus lobata</i>	Valley oak	1	14	45	Poor	No Priority	None	Mechanical damage
473	2	<i>Nerium oleander</i>	Oleander	>12	24	25	Good	Priority 2 Pruning	Raise	Vehicle clearance

Tree #	Area # (Appx. A)	Botanical Name	Common Name	Stems	DBH (in.)	Height (ft.)	Condition	Recommended Maintenance	Maintenance Detail	Notes
474	2	<i>Quercus lobata</i>	Valley oak	1	12	45	Poor	Priority 2 Pruning	Raise	Vehicle clearance
475	2	<i>Ulmus pumila</i>	Siberian elm	1	16	25	Poor	Priority 3 Removal	Remove	topped
476	2	<i>Nerium oleander</i>	Oleander	>12	24	20	Good	Priority 2 Pruning	Raise	Vehicle clearance
477	2	<i>Quercus lobata</i>	Valley oak	1	22	50	Fair	Priority 1 Pruning	Clean/ Deadwood	large deadwood
478	2	<i>Quercus lobata</i>	Valley oak	1	8	40	Fair	No Priority	None	Poor structure
479	2	<i>Quercus lobata</i>	Valley oak	1	14	50	Fair	No Priority	None	Poor structure
480	2	<i>Quercus lobata</i>	Valley oak	1	9	50	Fair	No Priority	None	Poor structure
481	2	<i>Quercus agrifolia</i>	Coastal live oak	1	16	40	Good	Priority 2 Pruning	Raise	Vehicle clearance
482	2	<i>Magnolia grandiflora</i>	Southern magnolia	1	7	25	Good	Priority 2 Pruning	Raise	Vehicle clearance; bus stop
483	2	<i>Magnolia grandiflora</i>	Southern magnolia	1	7	25	Good	Priority 2 Pruning	Raise	Vehicle clearance; bus stop
484	2	<i>Quercus agrifolia</i>	Coastal live oak	1	18	40	Good	Priority 2 Pruning	Raise	Poor structure
485	2	<i>Quercus lobata</i>	Valley oak	1	15	25	Very Poor	Priority 2 Removal	Remove	Serious decline
486	2	<i>Quercus lobata</i>	Valley oak	1	18	25	Very Poor	Priority 2 Removal	Remove	Serious decline
487	2	<i>Quercus lobata</i>	Valley oak	1	48	85	Fair	No Priority	None	Poor structure
488	2	<i>Quercus chrysolepis</i>	Canyon live oak	1	5	15	Poor	Priority 3 Removal	Remove	topped
489	2	<i>Quercus rubra</i>	Northern red oak	1	5	20	Good	No Priority	None	
490	2	<i>Snag</i>	Snag	1	20	15	Dead	Priority 3 Removal	Remove	
491	2	<i>Quercus rubra</i>	Northern red oak	1	14	55	Fair	No Priority	Treat Pest/Disease	ivy
492	2	<i>Quercus lobata</i>	Valley oak	1	48	75	Fair	No Priority	None	Signs of stress
493	2	<i>Quercus rubra</i>	Northern red oak	1	14	55	Fair	No Priority	Treat Pest/Disease	ivy
494	2	<i>Quercus rubra</i>	Northern red oak	1	14	55	Good	Priority 2 Pruning	Raise	Vehicle clearance
495	2	<i>Quercus lobata</i>	Valley oak	1	48	75	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
496	2	<i>Quercus lobata</i>	Valley oak	1	15	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Poor structure

Tree #	Area # (Appx. A)	Botanical Name	Common Name	Stems	DBH (in.)	Height (ft.)	Condition	Recommended Maintenance	Maintenance Detail	Notes
497	2	<i>Quercus lobata</i>	Valley oak	1	26	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
498	2	<i>Quercus lobata</i>	Valley oak	1	22	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
499	2	<i>Quercus lobata</i>	Valley oak	1	18	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
500	2	<i>Quercus lobata</i>	Valley oak	1	24	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Vehicle clearance
501	2	<i>Pinus pinea</i>	Italian stone pine	1	14	20	Fair	No Priority	None	Poor structure
502	2	<i>Quercus agrifolia</i>	Coastal live oak	1	10	25	Poor	Priority 3 Removal	Remove	topped
503	2	<i>Quercus lobata</i>	Valley oak	1	20	50	Fair	No Priority	None	Poor structure
504	2	<i>Quercus lobata</i>	Valley oak	1	20	50	Fair	No Priority	None	Poor structure
505	2	<i>Quercus lobata</i>	Valley oak	1	22	45	Poor	Priority 2 Pruning	Clean/ Deadwood	Mechanical damage
506	2	<i>Aesculus californica</i>	California buckeye	1	12	20	Fair	Priority 2 Pruning	Raise	Vehicle clearance
507	2	<i>Liquidambar styraciflua</i>	Sweetgum	1	20	60	Fair	No Priority	None	Poor structure
508	2	<i>Quercus lobata</i>	Valley oak	1	14	45	Fair	No Priority	None	Signs of stress
509	2	<i>Quercus lobata</i>	Valley oak	1	16	65	Poor	No Priority	None	Signs of stress
510	2	<i>Ailanthus altissima</i>	Tree of heaven	1	12	60	Fair	No Priority	None	Poor structure
511	2	<i>Ulmus pumila</i>	Siberian elm	1	15	50	Fair	No Priority	None	Poor structure
512	2	<i>Quercus lobata</i>	Valley oak	1	20	55	Fair	Priority 2 Pruning	Clean/ Deadwood	Poor structure
513	2	<i>Quercus lobata</i>	Valley oak	1	11	20	Fair	No Priority	None	Poor location
514	2	<i>Juglans regia</i>	English walnut	1	17	25	Poor	Priority 2 Pruning	Raise	Vehicle clearance; topped
515	2	<i>Quercus lobata</i>	Valley oak	1	18	25	Poor	Priority 2 Pruning	Clean/ Deadwood	topped
516	2	<i>Quercus lobata</i>	Valley oak	1	24	25	Poor	Priority 2 Pruning	Clean/ Deadwood	topped
517	2	<i>Pistacia chinensis</i>	Chinese pistache	1	10	30	Good	Priority 2 Pruning	Raise	Vehicle clearance
518	2	<i>Juglans regia</i>	English walnut	1	5	20	Good	Priority 2 Pruning	Raise	Vehicle clearance
519	2	<i>Juglans nigra</i>	Black walnut	1	5	15	Fair	Priority 3 Removal	Remove	leaning

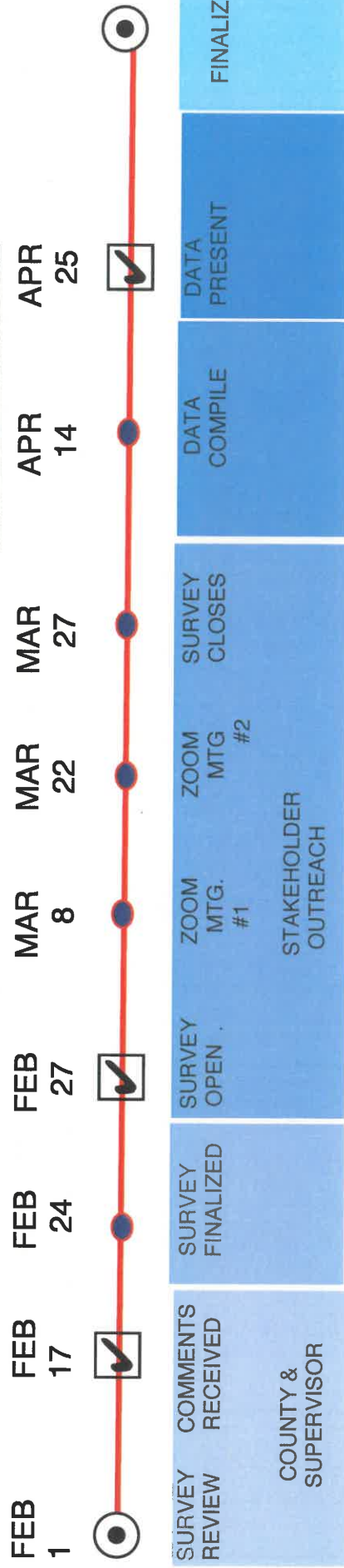
Tree #	Area # (Appx. A)	Botanical Name	Common Name	Stems	DBH (in.)	Height (ft.)	Condition	Recommended Maintenance	Maintenance Detail	Notes
520	2	<i>Pistacia chinensis</i>	Chinese pistache	1	7	30	Fair	No Priority	None	Poor location
521	2	<i>Juglans regia</i>	English walnut	1	30	60	Poor	Priority 1 Pruning	Clean/ Deadwood	Previous failure
522	2	<i>Juglans regia</i>	English walnut	1	45	60	Very Poor	Priority 1 Removal	Remove	Fruiting bodies
523	2	<i>Juglans nigra</i>	Black walnut	1	16	45	Very Poor	Priority 2 Removal	Remove	Serious decline
524	2	<i>Quercus lobata</i>	Valley oak	1	20	60	Fair	No Priority	None	Signs of stress
525	2	<i>Pistacia chinensis</i>	Chinese pistache	1	7	30	Good	No Priority	None	Poor structure
526	2	<i>Quercus lobata</i>	Valley oak	1	20	60	Fair	No Priority	None	Signs of stress
527	2	<i>Fraxinus americana</i>	White ash	1	13	45	Poor	Priority 3 Removal	Remove	mistletoe
528	2	<i>Fraxinus americana</i>	White ash	2	26	20	Poor	Priority 3 Removal	Remove	topped
529	2	<i>Salix nigra</i>	Black willow	1	30	35	Very Poor	Priority 2 Removal	Remove	Serious decline
530	2	<i>Fraxinus americana</i>	White ash	1	10	30	Fair	No Priority	None	Poor structure
531	2	<i>Quercus lobata</i>	Valley oak	1	12	35	Poor	Priority 2 Pruning	Raise	Vehicle clearance; topped
532	2	<i>Pistacia chinensis</i>	Chinese pistache	1	7	20	Fair	No Priority	Remove Stakes	Poor structure
533	2	<i>Quercus agrifolia</i>	Coastal live oak	1	14	30	Fair	No Priority	None	Poor structure
534	2	<i>Juglans nigra</i>	Black walnut	1	12	20	Poor	Priority 3 Removal	Remove	Signs of stress
535	2	<i>Quercus lobata</i>	Valley oak	1	24	50	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
536	2	<i>Pinus radiata</i>	Monterey pine	1	10	25	Poor	Priority 3 Removal	Remove	Poor location
537	2	<i>Quercus lobata</i>	Valley oak	2	34	30	Poor	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
538	2	<i>Juglans nigra</i>	Black walnut	1	8	25	Poor	Priority 3 Removal	Remove	leaning
539	2	<i>Juglans nigra</i>	Black walnut	1	12	30	Poor	Priority 3 Removal	Remove	leaning
540	2	<i>Quercus rubra</i>	Northern red oak	1	12	50	Fair	No Priority	None	Poor structure
541	2	<i>Quercus rubra</i>	Northern red oak	1	14	50	Fair	No Priority	None	Poor structure
542	2	<i>Quercus rubra</i>	Northern red oak	1	17	50	Fair	No Priority	None	Poor structure

Tree #	Area # (Appx. A)	Botanical Name	Common Name	Stems	DBH (in.)	Height (ft.)	Condition	Recommended Maintenance	Maintenance Detail	Notes
543	2	<i>Fraxinus americana</i>	White ash	1	10	20	Very Poor	Priority 2 Removal	Remove	Ivy
544	2	<i>Quercus rubra</i>	Northern red oak	1	12	50	Fair	No Priority	None	Poor structure
545	2	<i>Fraxinus americana</i>	White ash	1	6	20	Fair	No Priority	None	Poor structure
546	2	<i>Quercus lobata</i>	Valley oak	2	18	25	Fair	No Priority	None	Poor structure
547	2	<i>Juglans regia</i>	English walnut	1	10	25	Poor	Priority 3 Removal	Remove	topped
548	2	<i>Phoenix canariensis</i>	Canary Island date palm	1	25	15	Good	No Priority	None	Poor location
549	2	<i>Washingtonia filifera</i>	California palm	1	14	12	Good	No Priority	None	Poor location
550	2	<i>Quercus agrifolia</i>	Coastal live oak	1	16	45	Fair	No Priority	None	Poor structure
551	2	<i>Quercus lobata</i>	Valley oak	1	27	75	Fair	Priority 2 Pruning	Clean/ Deadwood	Signs of stress
552	2	<i>Quercus lobata</i>	Valley oak	1	40	75	Fair	Priority 2 Pruning	Clean/ Deadwood	Poor structure
553	2	<i>Quercus agrifolia</i>	Coastal live oak	1	11	30	Good	No Priority	None	Poor structure
554	2	<i>Juglans regia</i>	English walnut	1	28	50	Poor	Priority 3 Removal	Remove	Serious decline
555	2	<i>Quercus rubra</i>	Northern red oak	1	4	25	Good	No Priority	None	Poor structure
556	2	<i>Juglans regia</i>	English walnut	1	24	60	Very Poor	Priority 2 Removal	Remove	Cavity/Decay
557	2	<i>Fraxinus americana</i>	White ash	1	3	20	Good	No Priority	None	Poor structure
558	2	<i>Juglans regia</i>	English walnut	1	22	50	Poor	Priority 3 Removal	Remove	Serious decline
559	2	<i>Juglans regia</i>	English walnut	1	28	50	Very Poor	Priority 2 Removal	Remove	Cavity/Decay
560	2	<i>Quercus agrifolia</i>	Coastal live oak	1	26	40	Good	No Priority	None	Poor structure
561	2	<i>Quercus lobata</i>	Valley oak	1	22	40	Good	No Priority	None	Poor structure
562	2	<i>Juglans nigra</i>	Black walnut	1	24	40	Fair	No Priority	None	Mechanical damage
563	2	<i>Quercus rubra</i>	Northern red oak	1	18	40	Fair	No Priority	None	Poor structure
564	2	Snag	Snag	2	40	15	Very Poor	Priority 3 Removal	Remove	Serious decline; Snag w/ sprouts
565	2	<i>Quercus lobata</i>	Valley oak	2	20	40	Good	No Priority	None	Poor structure

LIVORNA PARK RENOVATION PUBLIC ENGAGEMENT PROGRAM TIMELINE

NOTIFICATIONS PERIOD

FEB 1- FEB 26



SAVE THE DATE

**Alamo Public Safety Town Hall
Wednesday, February 22nd
6:00pm**



**Stone Valley Middle School
Multi Purpose Room
3001 Miranda Ave, Alamo, CA 94507**

Supervisor Candace Andersen, Sheriff David Livingston, Lt. Wooden and Alamo Deputy Wallace will provide an update on the current status of public safety in Alamo.

The event is open to all Alamo residents.

To learn more, please email Cameron Collins at Cameron.Collins@bos.cccounty.us or call 925.655.2300



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date 11/9/22

We request your comments regarding the attached application currently under review.

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
APC PW Staff	County Geologist
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
Engineering Services (1 Full-size + 3 email Contacts)	
Traffic	
Flood Control (Full-size)	Special Districts
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District	<u>SAN RAMON VLY FIRE</u>
<input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov	
Consolidated – (email) fire@cccfd.org	
East CCC – (email) brodriguez@cccfd.org	
<input checked="" type="checkbox"/> Sanitary District	<u>CENTRAL SANITARY</u>
<input checked="" type="checkbox"/> Water District	<u>EAST BAY MUD</u>
City of _____	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC	<u>Alamo</u>
<input checked="" type="checkbox"/> Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

<u>Please submit your comments to:</u>	
Project Planner	<u>Diana Lecca</u>
Phone #	<u>925-655-2869</u>
E-mail	<u>diana.lecca@dcd.cccounty.us</u>
County File #	<u>CDDP22-03042</u>
Prior to	<u>Dec. 5, 2022</u>

We have found the following special programs apply to this application:	
Active Fault Zone (Alquist-Priolo)	
Flood Hazard Area, Panel # _____	
<input checked="" type="checkbox"/> 60-dBA Noise Control	
CA EPA Hazardous Waste Site	
High or Very High FHSZ	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.	
Comments:	None Below ____ Attached
Print Name _____	
Signature	DATE
Agency phone #	_____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDDP22-03042

File Date: 11/8/2022

Applicant:

Carlos Auqui
2359 Hagen Oaks Drive
Alamo, CA 94507

mg.auqui@yahoo.com
(408) 858-0445

Property Owner:

CARLOS AUQUI
2359 HAGEN OAKS DRIVE
ALAMO, CA 945072208

mg.auqui@yahoo.com
(408) 858-0445

Project Description:

Request approval of a Development Plan application for a Small Lot Design Review to allow a 734 square-foot addition at ground level and a 1,258 square-foot addition to the main level, including a new retaining wall with a maximum height of 6.5-feet. Hearing requested under Small Lot Design Review #CDSL22-00084.

Project Location: (Address: 2359 HAGEN OAKS DR, ALAMO, CA 94507), (APN: 197-282-006)

General Plan Designation: SFR, Low Density (SL)

Zoning District(s): SFR (R-20)

Flood Hazard Areas: X

AP Fault Zone: no

60-dBA Noise Control: yes

MAC/TAC: Alamo

Sphere of Influence: N/A

Fire District: SAN RAMON VLY FIRE

Sanitary District: CENTRAL SANITARY

Housing Inventory Site: N/A

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
Total:			3162.00	3162.00



A-1969 ROLL TRACT 3712 (COUNTRY CLUB TERRACE) M.B. 122-8

2- 22P.M.36 6-22-72.

3- 42P.M.3 12-30-75

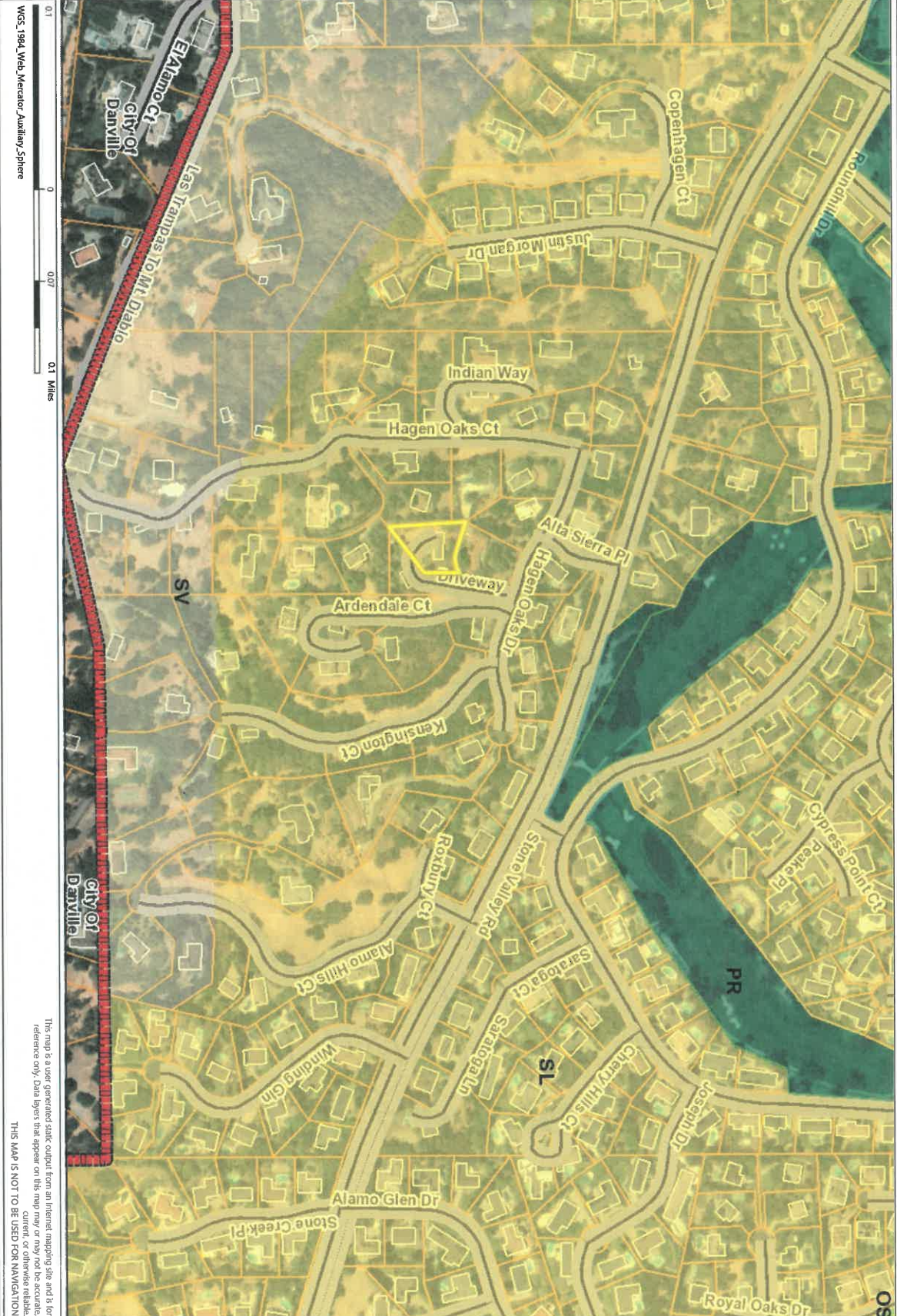
4- 47P.M.9 7-23-76

5- 78P.M.43 & 44 7-11-79

6- 65 L.S.M. 15 11-29-78

MS78-215

General Plan: Single Family Residential, Low Density (SL)



0.1 0 0.07 0.1 Miles
WGS_1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



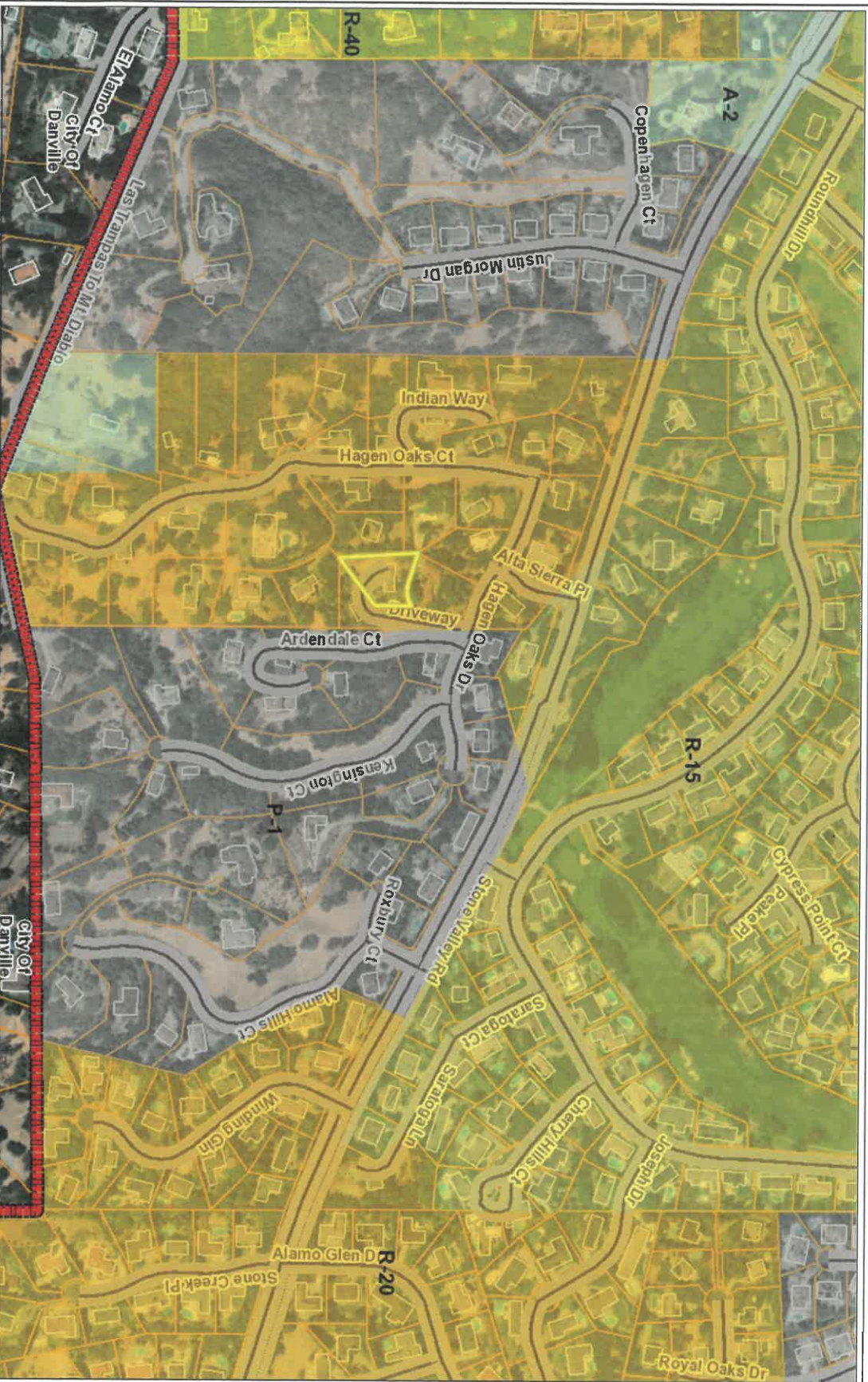
Legend

- City Limits
- General Plan
- SV Single Family Residential - Var
- SL Single Family Residential - Low
- SM Single Family Residential - Med
- SH Single Family Residential - High
- ML Single Family Residential - Low
- MM Single Family Residential - Medium
- MR Single Family Residential - High
- MS Single Family Residential - Very High
- CC (Congregational) Cathedral
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Overlook/Matthew Road)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Yellow Pass Road Mixed Use)
- M-5 (Yellow Pass Road Commercial)
- M-6 (Bay Point Residential Mixed Use)
- M-7 (Pleasant Hill BART Station)
- M-8 (Dougherty Valley Village Center)
- M-9 (Dougherty Valley Village Center)
- M-10 (Yellow Pass Business Park A)
- M-11 (Yellow Pass Business Park B)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed Use)
- M-14 (Triangle Area Mixed Use)
- CO (Commercial)
- CF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL (Agriculture)
- CR (Commercial Recreation)
- ACD (Airport Commercial)
- LF (Landfill)
- PS (Public-School-Private)
- PR (Parks and Recreation)
- OS (Open Space)

Notes
CDDP2-0302

1:4,514

Zoning: Single Family Residential (R-20)



0.1
0
0.07
0.1 Miles
WGS_1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

City Limits

Zoning

- R-2 (Single Family Residential)
- R-4, -F1, -UE (Food Hazard and A)
- R-8, -SD-1 (Slope Density Hillside 1)
- R-8, -TOV, -X (Tres Obstruction and)
- R-8, -UE (Urban Farm Animal Exch)
- R-8, -X (Railroad Corridor Combini
- R-7 (Single Family Residential)
- R-7, -X (Railroad Corridor Combini
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-20 (Single Family Residential)
- R-40 (Single Family Residential)
- R-40, -F1, -UE (Food Hazard and F
- R-40, -UE (Urban Farm Animal Exc
- R-45 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1, -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Exch
- M-12 (Multiple Family Residential)
- M-12, -F1 (Food Hazard Combining)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-1 (General Agriculture)
- F-1, -F1 (Food Hazard Combining I
- A-2 (General Agriculture)
- A-2, -SS (Soil Storage Combining
- A-2, -SS, -SG (Soil Storage and So
- A-2, -F1 (Food Hazard Combining I
- A-2, -F1, -SG (Food Hazard and St
- A-2, -SD-1 (Slope Density Hillside D
- A-2, -SS (Soil Storage Combining

1:4,514



Notes

CDDP22-03042

Aerial Photo



0.0 0.01 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- City Limits
 - Streets
 - Building Footprints
 - Assessment Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

Notes
CDDP22-03942

1:564



RECEIVED on 11/8/2022 CDDP21-03042
By Contra Costa County
Department of Conservation and Development

THE PROPOSED IMPROVEMENTS TO REPAIR, AN EXISTING 2,182 SF HOME AND ATTACHED 511 SF GARAGE, ADDING 512 SF TO THE RESIDENCE AND 427 SF TO THE GARAGE. REMODELED HOME WILL HAVE A TOTAL RESIDENTIAL AREA OF 4,794 SF, AND AN ATTACHED 412 SF GARAGE.

SITE ADDRESS: 2554 HAGER OAKS DRIVE
 APT. 205-262-004-0
 ZONING CLASSIFICATION: SINGLE FAMILY LDM
 LOT SIZE: 26,460 S.F.
 FLOOR AREA (SQ. FT.):
 SINGLE FAMILY RESIDENCE: 2,182 S.F.
 ATTACHED/DETACHED GARAGE: 408 S.F.

BIDDERS REPRESENTATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND STANDARDS, AS WELL AS ANY OTHER APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES TO CONDUCT THE WORK.

A1	COVER SHEET
A21	EXISTING SITE PLAN
A22	SITE PLAN

- [illegible]

OWNER:
GUSTAVO ALVARI

ARCHITECT:
HDO ARCHITECTS . PLANNERS
2850 CANINO DRIVE, SUITE 100
PALM BEACH, CALIFORNIA 94961
(415) 256-5043 x 16
ATTN: RANDALL HARRIS

1. HVAC SYSTEM SHALL

1. **THE FUTURE OF THE FUTURE**—The future of the future is a topic that has been discussed for centuries. In the past, people have tried to predict the future by looking at the stars, or by using oracles. Today, we use science and technology to predict the future. This is the future of the future.
2. **THE FUTURE OF THE FUTURE**—The future of the future is a topic that has been discussed for centuries. In the past, people have tried to predict the future by looking at the stars, or by using oracles. Today, we use science and technology to predict the future. This is the future of the future.
3. **THE FUTURE OF THE FUTURE**—The future of the future is a topic that has been discussed for centuries. In the past, people have tried to predict the future by looking at the stars, or by using oracles. Today, we use science and technology to predict the future. This is the future of the future.
4. **THE FUTURE OF THE FUTURE**—The future of the future is a topic that has been discussed for centuries. In the past, people have tried to predict the future by looking at the stars, or by using oracles. Today, we use science and technology to predict the future. This is the future of the future.

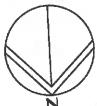
1. PLUMBING SYSTEMS

- [illegible]


architects-planners
3950 cambo drive
suite 110
walnut creek, ca
94597
(925) 256-6042

09/12/22
 date
 RM
 checked
 MM
 dhm
 2018
 job no.
 2101
 sheet
 A

SCALE 1/8" = 1'-0"



NET EXISTING BUILDING AREAS.	
GARAGE EXISTING :	405 S.F.
GARAGE LEVEL STORAGE :	240 S.F.
MAIN FLOOR EXISTING :	1511 S.F.
2ND FLOOR EXISTING :	1005 S.F.
TOTAL RESIDENCE EXISTING : (INCLUDING GARAGE) :	3261 S.F.



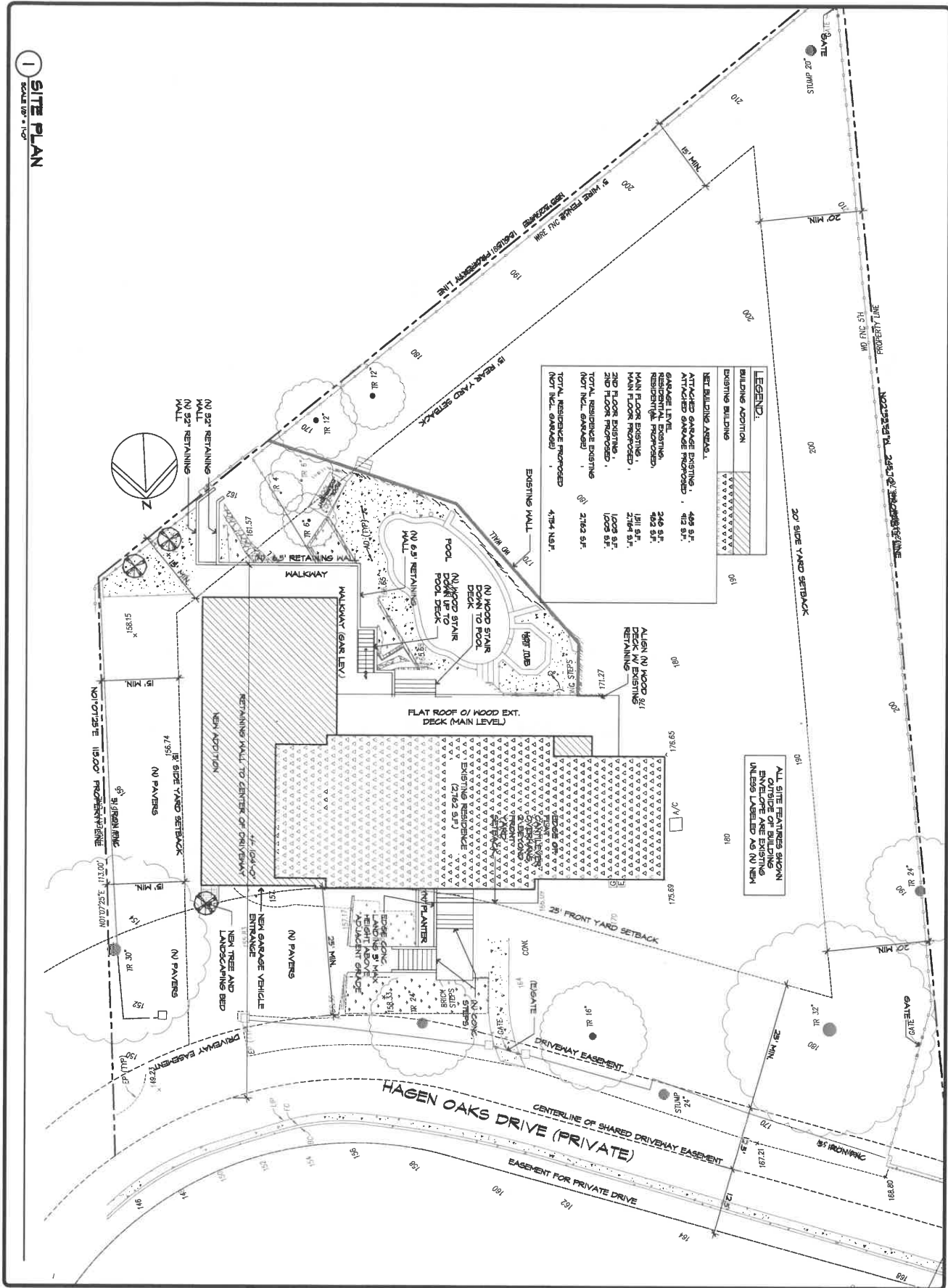
architect-planners
2950 cambo drive
suite 110
mohr creek ca
94541
(415) 256-6042

2A

drawn
MM
checked
RH
date
09/12/22
initials
AS SHOWN
job no.

**EXISTING
SITE PLAN**

SCALE 1/8" = 1'-0"



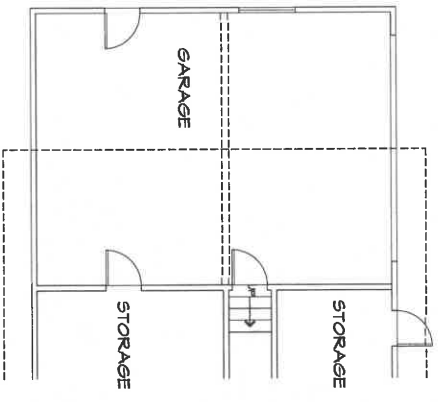
AN

drawn
MM
checked
RH
2000
04/12/22
AS SHOWN
job no.

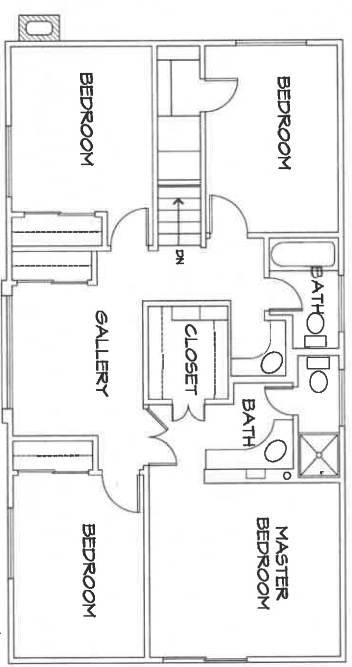
SITE PLAN

2359 HAGEN OAKS DRIVE
ALAMO CA, 94507

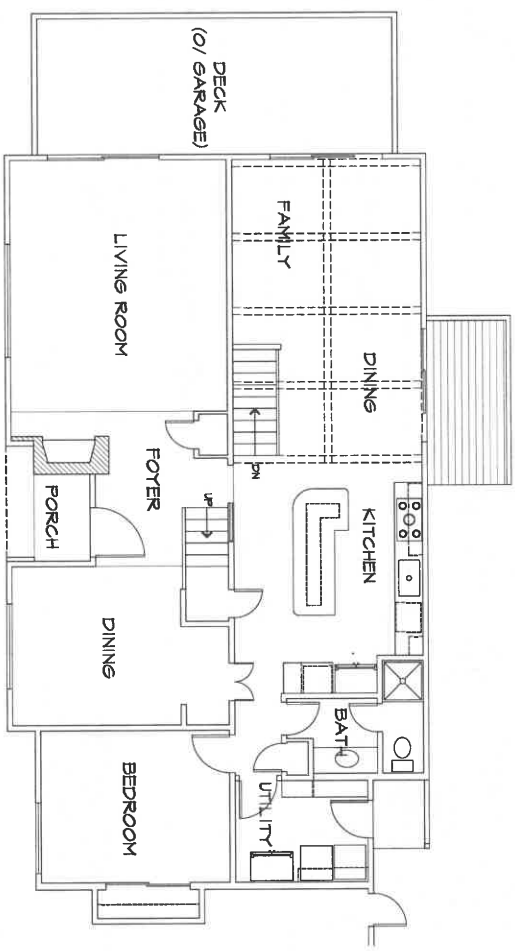
[illegible]



GARAGE FLOOR PLAN (EXISTING)
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN (EXISTING)
SCALE 1/8" = 1'-0"



MAIN FLOOR PLAN (EXISTING)
SCALE 1/8" = 1'-0"

REVISIONS	BY

HDO
architect/planners
2950 center street
suite 100
huntington beach, ca
(949) 284-4043



**2359 HAGEN OAKS DRIVE
ALAMO CA, 94507**

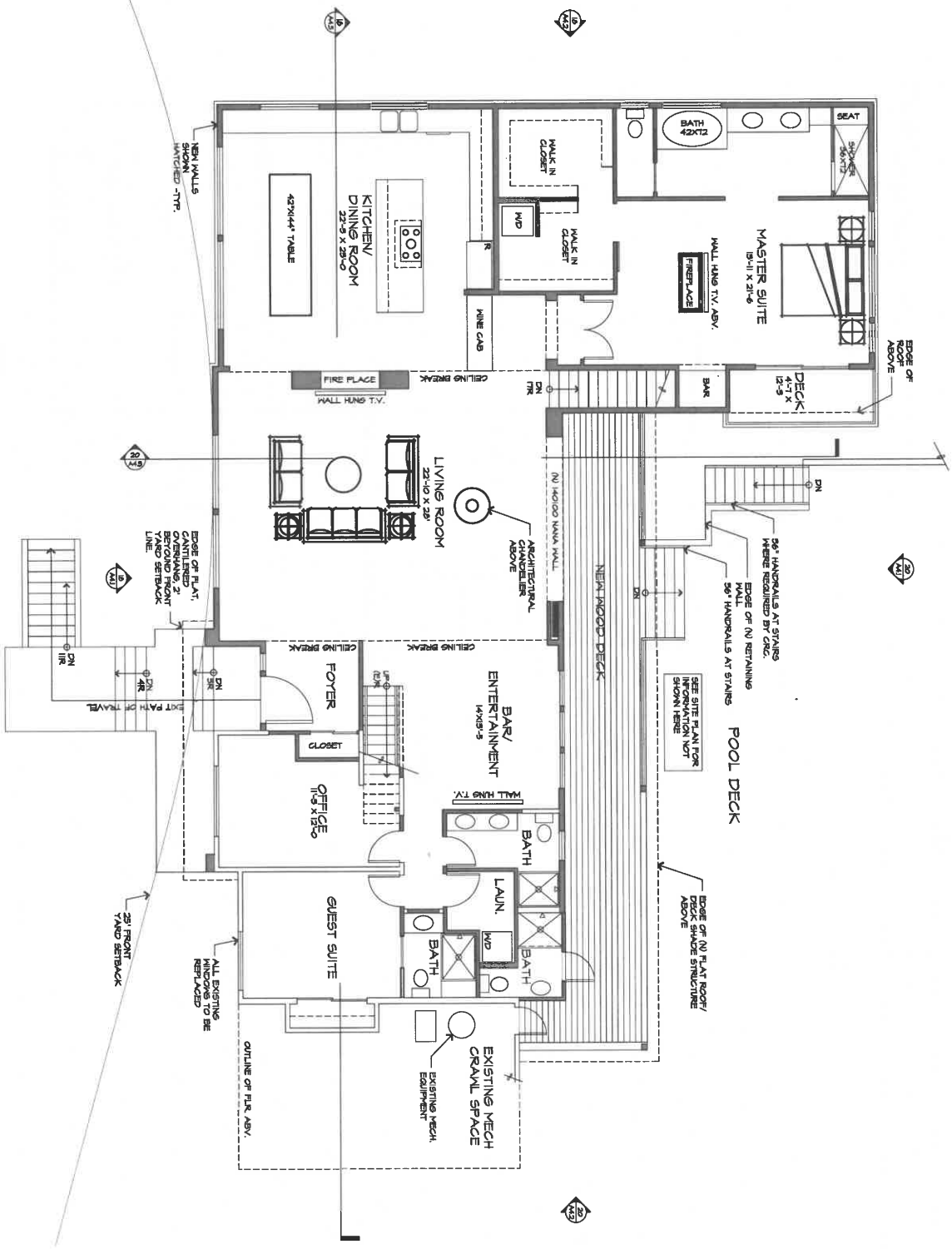
**EXISTING
FLOOR PLANS**

A2.3

DATE	04/13/22
BY	AS
CHKD	AS
APP'D	AS
SCALE	AS SHOWN



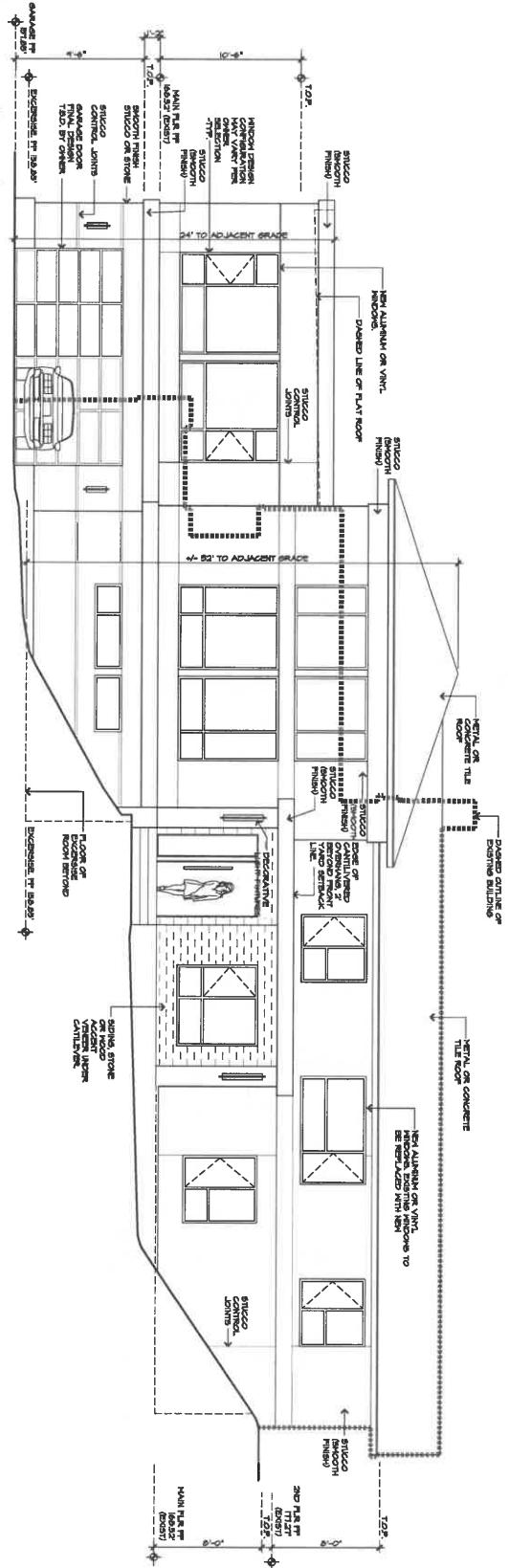
20 MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



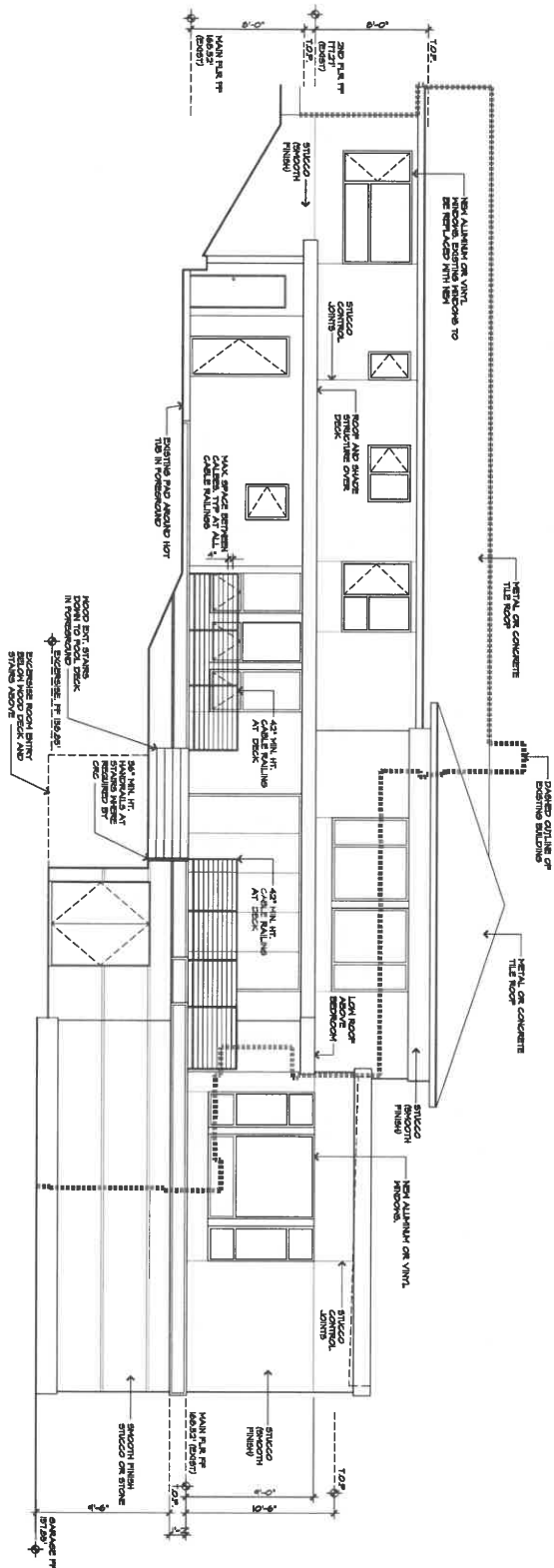
2011-11-11



19 FRONT (NORTH) ELEVATION
SCALE 1/4" = 1'-0"



20 REAR (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



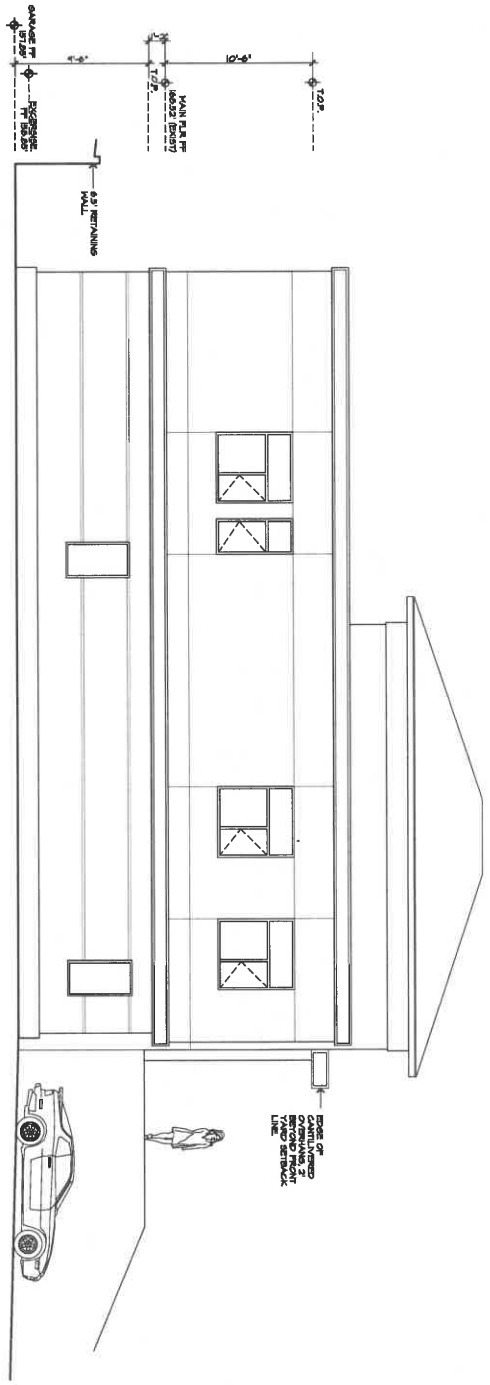
2359 HAGEN OAKS DRIVE
ALAMO, CA, 94507



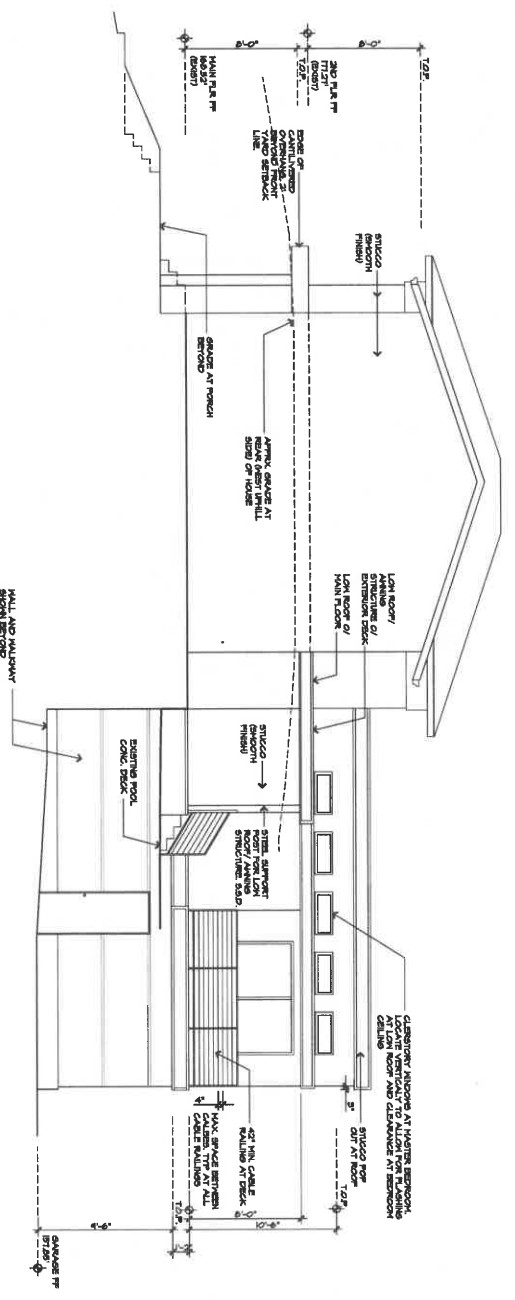
ARCHITECT
2359 HAGEN OAKS DRIVE
ALAMO, CA 94507
(415) 284-4042

DATE	BY	REVISION
01/11/22	AM	1
01/11/22	AM	2
01/11/22	AM	3
01/11/22	AM	4
01/11/22	AM	5
01/11/22	AM	6
01/11/22	AM	7
01/11/22	AM	8
01/11/22	AM	9
01/11/22	AM	10

A4.1
01/11/22
AM
2359 HAGEN OAKS DRIVE
ALAMO, CA 94507
(415) 284-4042



18 EAST SIDE ELEVATION
SCALE 1/8" = 1'-0"



20 WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"

Revisions	By

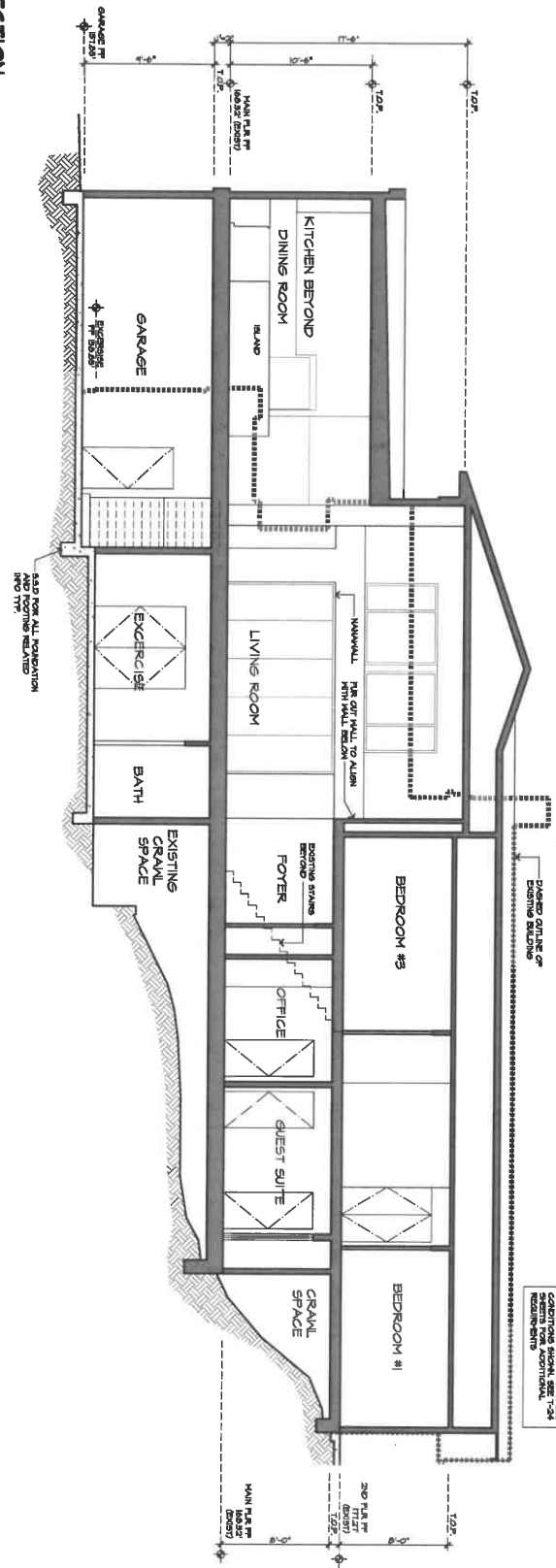
HDO
Huntley Design & Construction
2500 S. Bascom Avenue, Suite 100
Palo Alto, CA 94303
(650) 254-4042



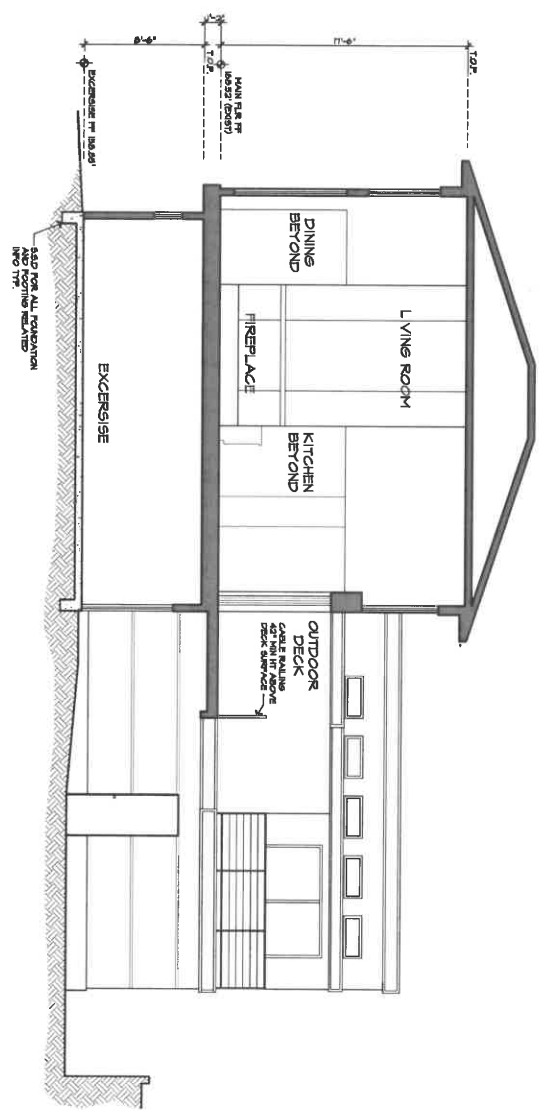
2359 HAGEN OAKS DRIVE
ALAMO CA, 94507

ELEVATIONS

A4.2
DATE: 04/12/22
BY: [Signature]
CHECKED BY: [Signature]
PROJECT: 2359 HAGEN OAKS DRIVE



SECTION
SCALE 1/4" = 1'-0"



REAR (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"

44.3

SECTIONS

2359 HAGEN OAKS DRIVE
ALAMO CA, 94507



1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----



AGENCY COMMENT REQUEST

Date August 1, 2022

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- | | |
|---|--------------------|
| <input checked="" type="checkbox"/> Building Inspection | Grading Inspection |
| Advance Planning | Housing Programs |
| Trans. Planning | Telecom Planner |
| ALUC Staff | HCP/NCCP Staff |
| APC PW Staff | County Geologist |

HEALTH SERVICES DEPARTMENT

- | | |
|--|---------------------|
| <input checked="" type="checkbox"/> Environmental Health | Hazardous Materials |
|--|---------------------|

PUBLIC WORKS DEPARTMENT

Engineering Services (1 Full-size + 3 email Contacts)

Traffic

Flood Control (Full-size)	Special Districts
---------------------------	-------------------

LOCAL

- ☒ Fire District _____
- ☒ San Ramon Valley – (email) rwendel@srvfire.ca.gov
- Consolidated – (email) fire@cccfd.org
- East CCC – (email) brodriguez@cccfd.org

- ☒ Sanitary District Central Sanitary

- ☒ Water District EBMUD

City of _____

School District(s) _____

LAFCO

Reclamation District # _____

East Bay Regional Park District

Diablo/Discovery Bay/Crockett CSD

- ☒ MAC/TAC Alamo

Improvement/Community Association

- ☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)

CA Fish and Wildlife, Region 3 – Bay Delta

Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Rosa Garcia

Phone # 925-655-2924

E-mail Rosa.Garcia@dcd.cccounty.us

County File # CDVR22-01036

Prior to August 24, 2022

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

- ☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR22-01036

File Date: 7/27/2022

Applicant:

mark landolf mark landolf, architect
266 Elsie Drive
Danville, CA 94526

melandolf@comcast.net
(925) 286-8258

Property Owner:

CHRISTOPHER M T GARRIGAN
2124 GRANITE DR
ALAMO, CA 945071603

cgarrigan12@yahoo.com
(925) 788-0889

Project Description:

Applicant seeks approval of a Variance application to allow a 10-foot side yard (where 20 feet is required) and a 25-foot aggregate side yard (where 35 feet is the minimum) for a 1,381 SF residential addition on parcel of substandard average width.

Project Location: (Address: 2124 GRANITE DR, ALAMO, CA 945071603), (APN: 193273004)

Additional APNs:

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: YES

Sphere of Influence:

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-20

AP Fault Zone:

MAC/TAC: ALAMO MAC

Fire District: SAN RAMON VLY FIRE

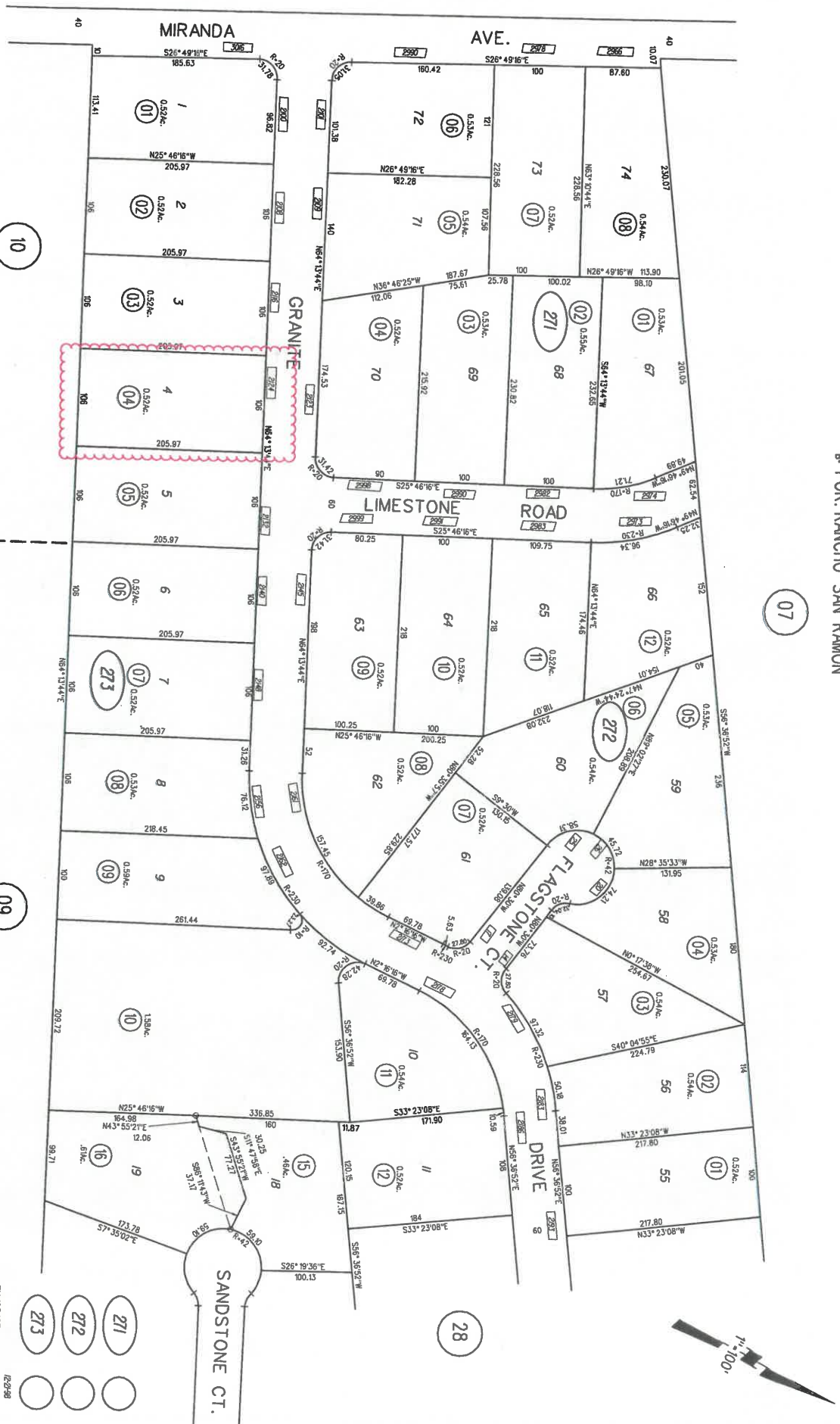
Housing Inventory Site:

Fees:

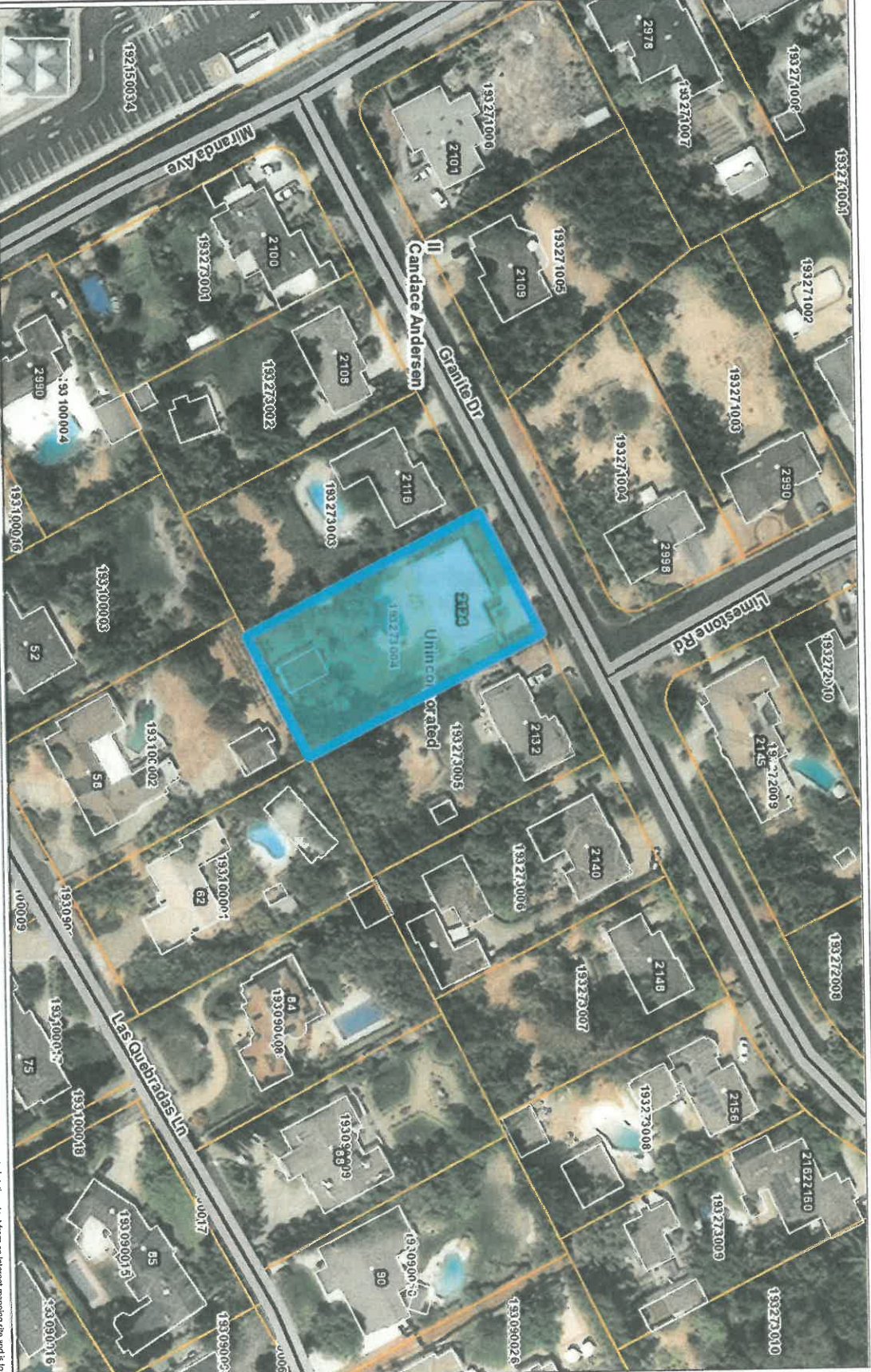
Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

A- 1961 ROLL- TRACT 2805 (STONE VALLEY ESTATES) M.B. 27-35
B- POR. RANCHO SAN RAMON

TAX CODE AREA



Aerial View



WGS, 1984, Web Mercator Auxiliary Sphere



This map is a user-generated static output from an internet mapping site and is for reference only. Data types that appear on the map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

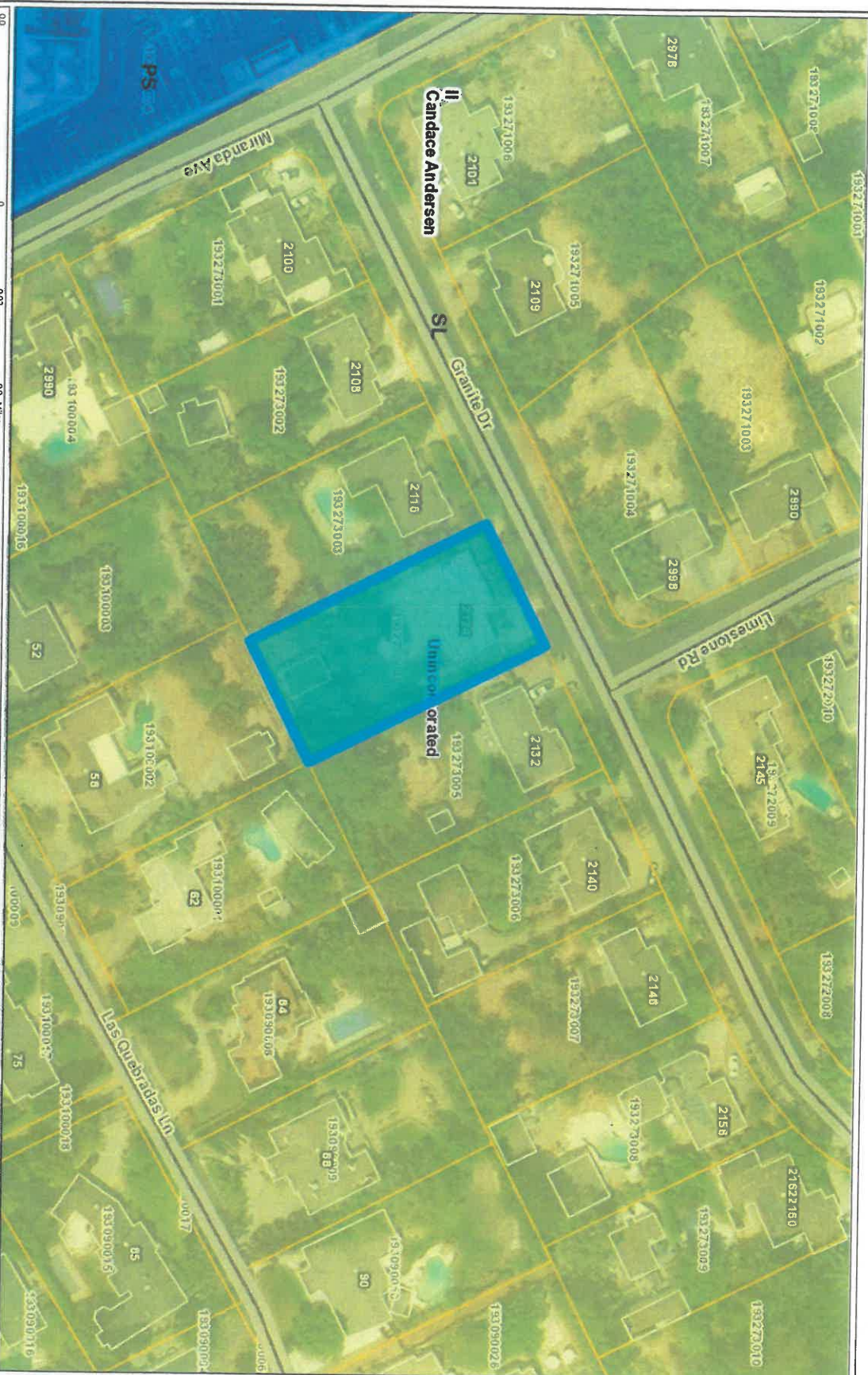
- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Building Outlines
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:1,128

Notes

Contra Costa County -DOT GIS

General Plan Designation



WGS 1984, Web, Mercator, Auxiliary, Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Board of Supervisors' Districts
City Limits

Unincorporated
General Plan

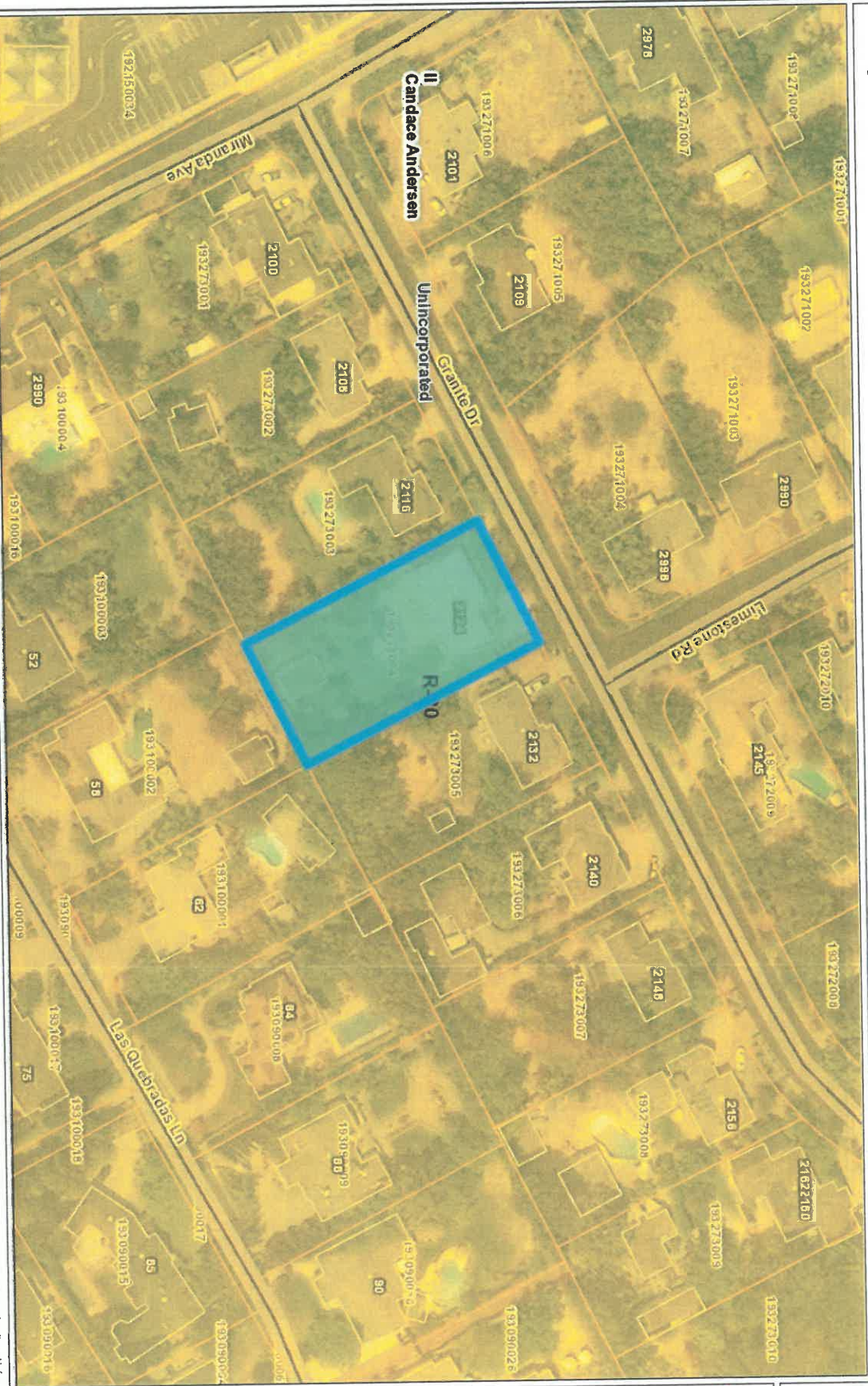
- SV Single Family Residential - New
- SL Single Family Residential - Low
- SM Single Family Residential - Med
- SH Single Family Residential - High
- ML Multiple Family Residential - Lt
- MM Multiple Family Residential - Med
- MM Multiple Family Residential - H
- MM Multiple Family Residential - V
- MS Multiple Family Residential - V
- CC (Congregate Care/Assisted Housing)
- MO (Mobile Homes)
- M-1 (General Avenue Mixed Use)
- M-2 (Government/Marketfront Retail)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Yellow Pass Road Mixed Use)
- M-5 (Yellow Pass Road Commercial)
- M-6 (Bay Point Residential/Mixed U)
- M-7 (Pittsburg/Bay Point BART Stn)
- M-8 (Dougherty Valley Village Cent)
- M-9 (Shoreline Manor Mixed Use)
- M-10 (Yellow Pass Business Park)
- M-11 (Pleasant Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed Use)
- M-14 (Tranquility Mixed Use)
- CO (Community)
- CR (Cultural)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL (Other Agricultural Lands & Ctr)
- CR (Commercial Recreation)
- ACR (Airport Commercial)
- LF (Landfill)
- PS (Public/Open Space)

1:1,128

Notes

Contra Costa County - DOTT GIS

Zoning Designation



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may not be accurate or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Board of Supervisors' Districts
City Limits

Unincorporated

- Zoning**
- R-6 (Single Family Residential)
 - R-6-FH -UE (Flood Hazard and A)
 - R-6-SD-1 (Single Family Residential)
 - R-6-TCV-X (Tree Obstruction and A)
 - R-6-UE (Urban Farm Animal Eock)
 - R-6-X (Railroad Corridor Corridor)
 - R-7 (Single Family Residential)
 - R-7-X (Railroad Corridor Corridor)
 - R-10 (Single Family Residential)
 - R-10-UE (Urban Farm Animal Eock)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20-UE (Urban Farm Animal Eock)
 - R-40 (Single Family Residential)
 - R-40-FH -UE (Flood Hazard and A)
 - R-40-UE (Urban Farm Animal Eock)
 - R-65 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1-T (Transitional Combining Dbl)
 - D-1-UE (Urban Farm Animal Eock)
 - M-12 (Multiple Family Residential)
 - M-12-FH (Flood Hazard Combining)
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-4 (Freeway Recreational)
 - F-4-FH (Flood Hazard Combining)
 - F-1 (Water Recreational)
 - F-1-FH (Flood Hazard Combining)
 - A-2 (General Agriculture)
 - A-2-SB (Best Storage Combining)
 - A-2-SG (Best Storage and So)
 - A-2-FH (Flood Hazard Combining)
 - A-2-FH-SG (Flood Hazard and St)

1:1,128



Notes
Contra Costa County -DOT GIS

1266 ELSIE DRIVE
DANVILLE, CA 94526
(925) 286 8258
WWW.MELARCHITECT.COM

REMODEL



These drawings and specifications are the sole property of Mark E. Landoff, Architect and are copyrighted solely for his use unless authorization to copy is given in writing.

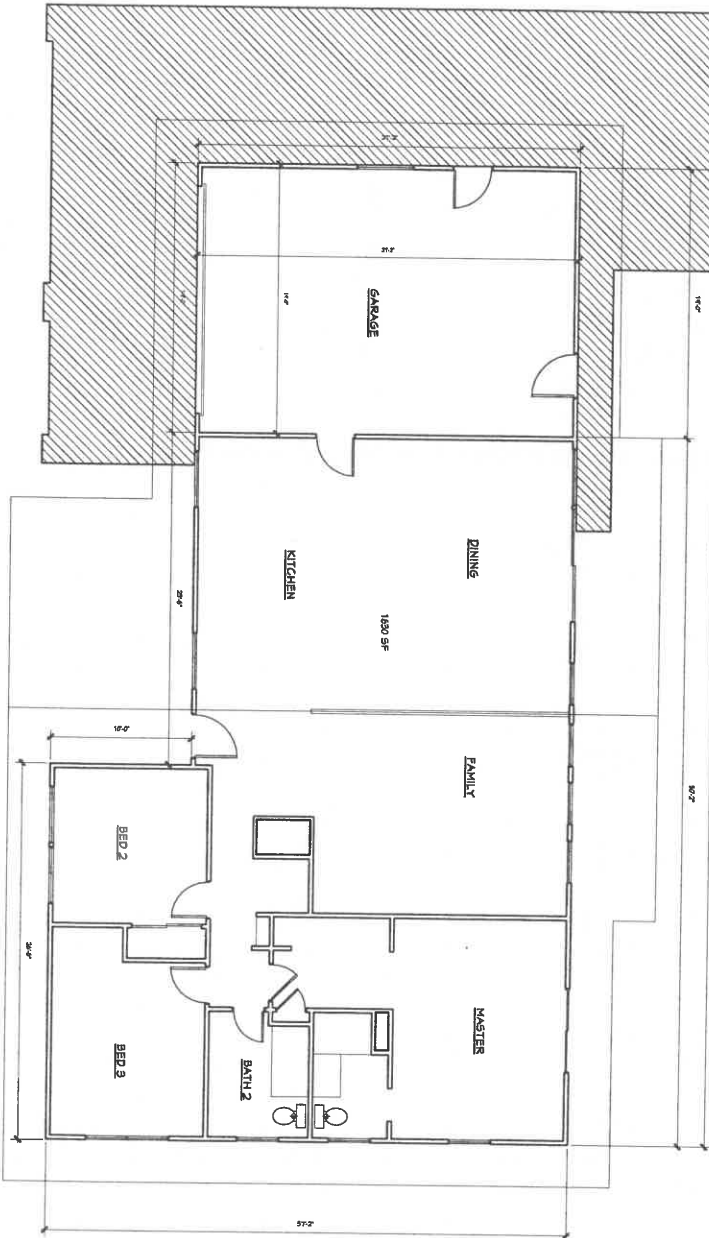
A1a

ARCHITECT

WWW.MELARCHITECT.COM

ALAMO, CALIFORNIA

ADDITION

 $\frac{1}{4}'' = 1'-0''$ 

EXISTING FLOOR PLANS

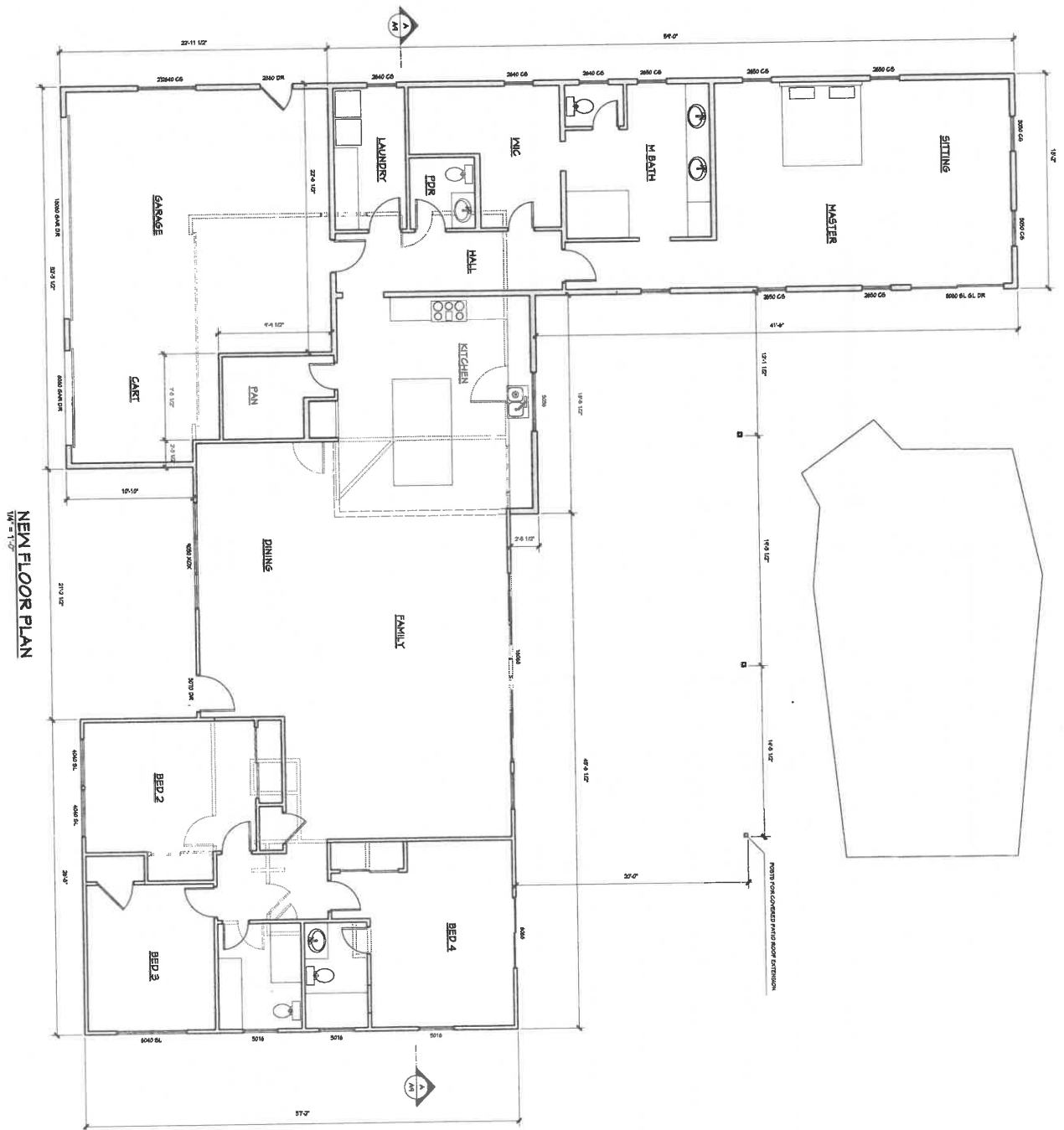
MAK E. LANDOL
MAC CORM
EARN 08/07/73

REVISION		BY	DATE

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF HKS, INC. AND/OR ITS AFFILIATES. NO PART OF THIS DRAWING OR ITS CONTENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HKS, INC. AND/OR ITS AFFILIATES.

DATE: 11/22/2023
 DRAWN BY: HKS
 CHECKED BY: HKS
 DESIGNED BY: HKS
 PROJECT: A2

2



MARK E. LANDOLE
ARCHITECT
1706 EISENDRUE
DANVILLE, CA 94526
(925) 286-9238
WWW.MELANDOLE.COM

MR. & MRS. GARIGAN
2124 GRANITE DR
ALAMO, CALIFORNIA

NEHOPOL

[illegible]

ARCHITECT

WWW.MELARCHITECT.COM

10, CALIF.

$$\frac{1}{4} = .25$$
 $\frac{1}{4}'' = 1'-0''$
$$1/4 = 1'-0"$$
$$\frac{1}{14} = 0.07$$

ELEVATIONS

authorization to copy is given in writing.

[illegible]

REPLY/ACTION NOTES

- 3. Color will be white to match existing residence**

June 29, 2022

Variance request for:

Mr. & Mrs. Garrigan
2124 Granite Drive
Alamo, CA 94507

Project Description:

Plans are an addition/remodel of the existing residence to include work in the following areas:
Adding 1381 sf to existing 1615 sf home and enlarging garage. Remove and rebuild larger garage, relocate kitchen, add master suite and indoor laundry room.

Reason for variance:

We are requesting that the side setback be reduced to 10'. The reason for the request is that the current site restrictions prohibit the homeowner from expanding their home to meet today's standards and to increase the size of their home to be more in line with today's market. The current master bathroom is typical of 1960's homes and is very small. The current garage is under 19' in width and is difficult to park 2 full size vehicles in. The current laundry is in the garage.

The lot is 106' in width and does not allow for expanding the current garage without encroaching either into the existing home or encroaching into the setback as we are proposing. The reduced setback for the left side would also allow for the addition of a master suite as proposed without interfering with the existing swimming pool.

There is precedent for this in the neighborhood. A cursory review of the area reveals a project at 2198 Granite drive that appears to be much closer than 10' from the property line.

Mark E. Landolf, Architect



AGENCY COMMENT REQUEST

Date December 15, 2022

We request your comments regarding the attached application currently under review.

DISTRIBUTION	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
APC PW Staff	County Geologist
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
Engineering Services (1 Full-size + 3 email Contacts)	
Traffic	
Flood Control (Full-size)	Special Districts
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District _____	
<input checked="" type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov	
Consolidated – (email) fire@cccfdpd.org	
East CCC – (email) brodriguez@cccfdpd.org	
<input checked="" type="checkbox"/> Sanitary District	CENTRAL SANITARY
<input checked="" type="checkbox"/> Water District	EAST BAY MUD
City of _____	
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC	ALAMO MAC
Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Adrian Veliz

Phone # 925-655-2879

E-mail Adrian.Veliz@dcd.cccounty.us

County File # CDVR22-01071

Prior to January 11, 2023

We have found the following special programs apply to this application:

Active Fault Zone (Alquist-Priolo)

Flood Hazard Area, Panel # _____

☒ 60-dBA Noise Control

CA EPA Hazardous Waste Site

High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ____ Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDVR22-01071

File Date: 12/13/2022

Applicant:

KEITH A & DEBORA BAUER
18 ADELLE CT
ALAMO, CA 945072403

bauerskis@gmail.com
(1925) 209-5632

Property Owner:

KEITH A & DEBORA BAUER
18 ADELLE CT
ALAMO, CA 945072403

bauerskis@gmail.com
(1925) 209-5632

Project Description:

The applicant requests Variances for two 12'-6" side yards (where 15 feet is required) and for a 25' side yard aggregate (where 35 feet is required) for an approximately 192 sq. ft. garage addition (northeastern side of home) and an approximately 392 sq. ft. residential addition (southwestern side of home).

Project Location: (Address: 18 ADELLE CT, ALAMO, CA 945072403), (APN: 201050024)

Additional APNs:

General Plan Designation(s): SL

Flood Hazard Areas: X

60-dBA Noise Control: No

Sphere of Influence: None

Sanitary District: CENTRAL SANITARY

Zoning District(s): R-20

AP Fault Zone: No

MAC/TAC: Alamo MAC

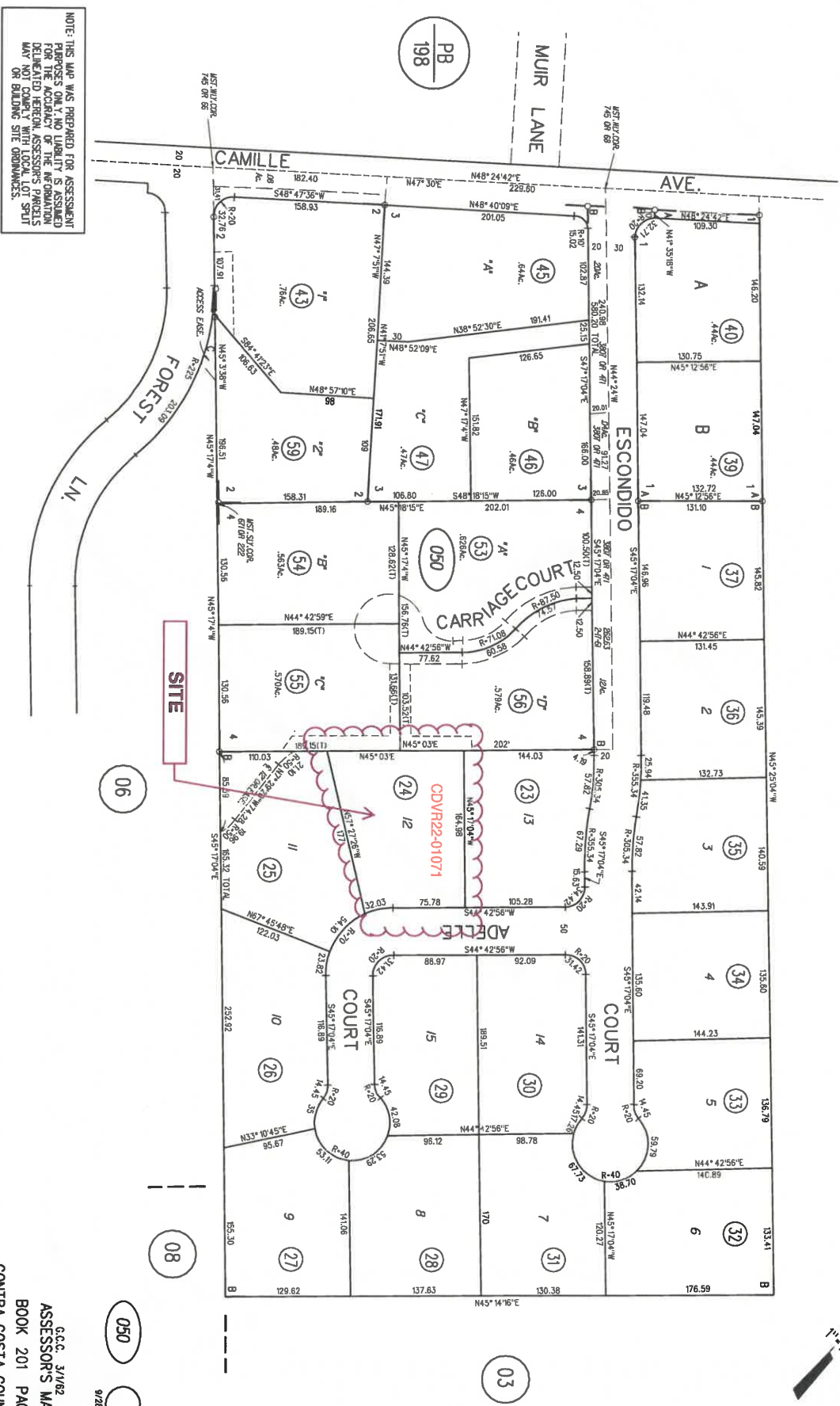
Fire District: SAN RAMON VLY FIRE

Housing Inventory Site: No

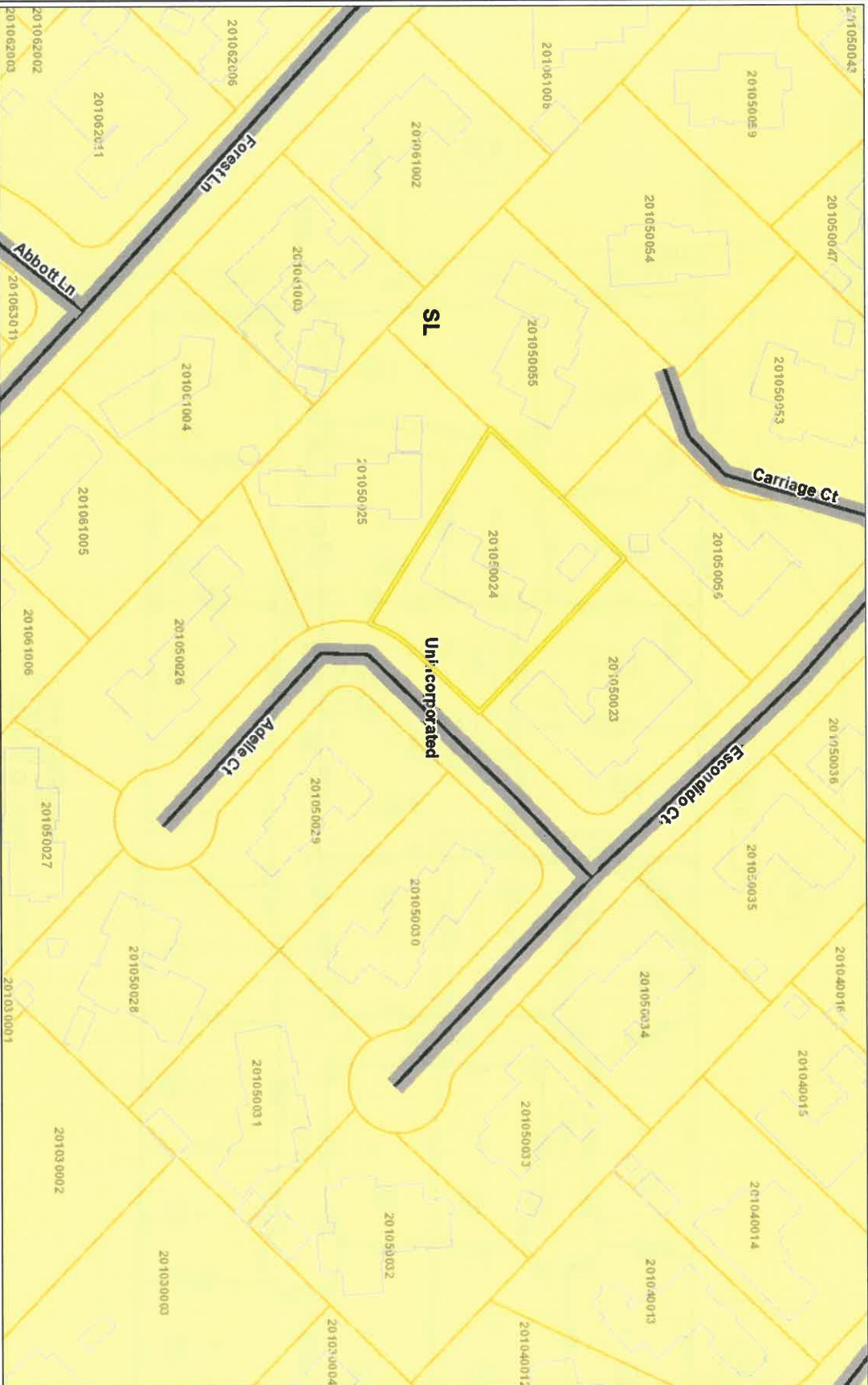
Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
Total:			3412.00	3412.00

- A- POR. RANCHO SAN RAMON
- B- 1962 ROLL- TRACT 2921 (ESCONDIDO ESTATES) M.B. 86-6 (RESUBDIVISION, TRACT 223) M.B. 65-4(1)
- C- POR TRACT 2039 M.B. 57-1-3 (CAMILLE WOODS)
- 1- RECORD OF SURVEY 33 L.S.M. 30 3-24-65
- 2- RECORD OF SURVEY 53 L.S.M. 32 2-4-71
- 3- 41P.M.20 2-5-75
- 4- 114P.M.50.51 2-28-85



General Plan: SL, Single-Family Residential - Low Density



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. Center, CA. © 2010. This map is not to be used for navigation.

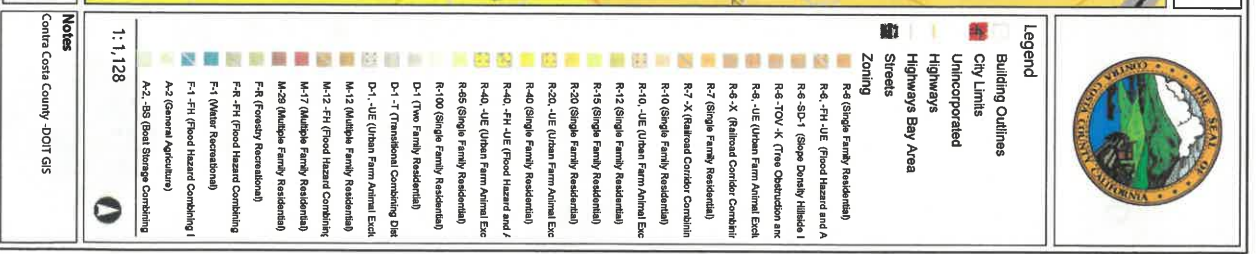


- Legend**
- Building Outlines
 - City Limits
 - Unincorporated
 - Highways
 - Highways Bay Area
 - Streets

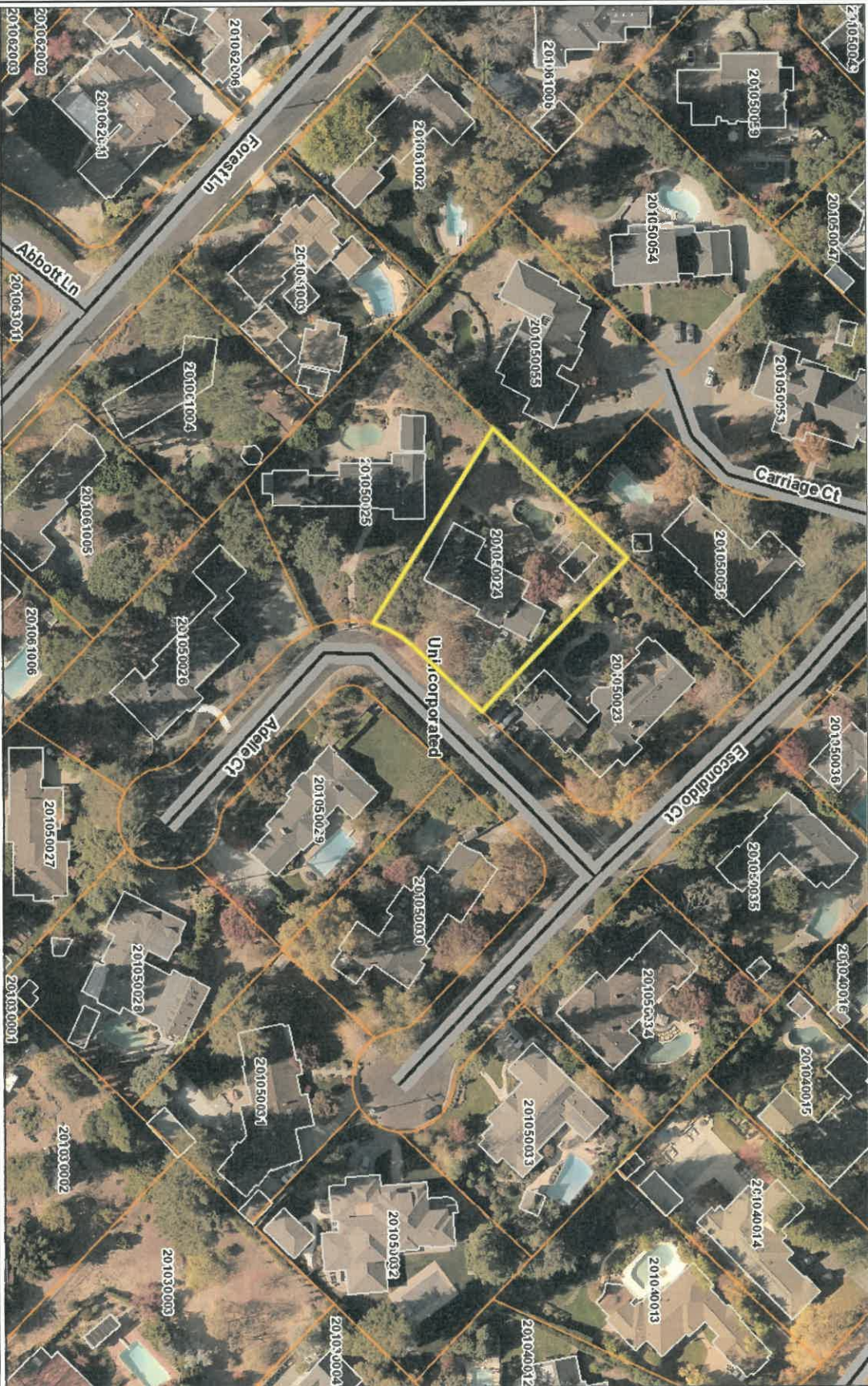
- General Plan**
- SV (Single Family Residential - Very Low Density)
 - SL (Single Family Residential - Low Density)
 - SM (Single Family Residential - Medium Density)
 - SH (Single Family Residential - High Density)
 - ML (Multiple Family Residential - Low Density)
 - MM (Multiple Family Residential - Medium Density)
 - MH (Multiple Family Residential - High Density)
 - MV (Multiple Family Residential - Very High Density)
 - MS (Multiple Family Residential - Medium Density)
 - CC (Condominiums/Condominiums)
 - MC (Mobile Home)
 - MA (Mobile Home)
 - MA-1 (Parker Avenue Mixed Use)
 - MA-2 (Downcom/Walworth Road)
 - MA-3 (Pleasant Hill BART Mixed Use)
 - MA-4 (Yellow Pass Road Mixed Use)
 - MA-5 (Yellow Pass Road Commercial)
 - MA-6 (Bay Point Residential Mixed Use)
 - MA-7 (Pittsburg/Bay Point BART Station)
 - MA-8 (Douglas Valley Village Center)
 - MA-9 (Quintanilla Manor Mixed Use)
 - MA-10 (Yellow Pass Business Park A)
 - MA-11 (Apollon Way Mixed Use)
 - MA-12 (Triangle Area Mixed Use)
 - MA-13 (San Pablo Dam Road Mixed Use)
 - MA-14 (Pittsburg Mixed Use)
 - CO (Commercial)
 - CP (Office)
 - BP (Business Park)
 - LI (Light Industry)
 - HI (Heavy Industry)
 - AL (Agriculture)
 - AL-1 (Agriculture)
 - CR (Commercial Recreation)

Notes

Contra Costa County - DOT GIS



Aerial View



0.0 0.02 0.0 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend
- Building Outlines
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Notes
1: 1,128
Contra Costa County -DOT GIS

By law (Section 26-2.2006), three findings must be made to grant a Variance:

1. That any Variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located and,

The existing house has a substandard garage, it is only 17'4 clear front to back. This requires the homeowner to park in the driveway. The placement of the house on the property does not meet the current required side setbacks and in order to create a viable garage to allow the homeowner to park inside we need a variance granted to allow the garage addition to encroach into the required side yard setback by continuing the wall of the existing garage toward the street. The existing bedroom wing of the house is also non-conforming in the side yard setback. For a fluid and aesthetic design, we request a variance to the side yard setback to maintain the existing southwest wall of the house.

2. That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.

The homes in this neighborhood all have generous lot sizes. The challenge we have, is that this home is a ranch style house that is wider than would be allowed if it was constructed today with the required setbacks. We wish to maintain the ranch style appearance and create a home that allows us to park inside the garage and also enjoy a more comfortable master bedroom.

3. That any Variance authorized substantially meet the intent and purpose of the respective land use district in which the subject property is located.

This is a well established neighborhood with mature trees and many ranch style homes. Our requested variance to allow for a usable garage and a new master bedroom do not detract from the neighborhood feel and maintain the scale and density of the zoning. This will provide an improvement to the appearance of the home by allowing the cars to be parked inside the garage and also provide a master bedroom that is more in scale with the home while maintaining privacy to the neighbor on the southwest side.

RECEIVED on 12/13/2022 CDVR22-01071
By Contra Costa County
Department of Conservation and Development

PARCEL D
114 PM 50
APN: 201-050-056

PARCEL C
114 PM 50
APN: 201-060-055

LOT 12
86 M 6
APN: 201-050-024

LOT 11
86 M6
APN: 201-050-025

ADLETTE COURT (50' WIDE)

FOURD STREET MONUMENT
COC 2016, NO PUNCH, USED
STRAPOLEERS. PER 35 M 8



BOUNDARY & LOCATION SURVEY

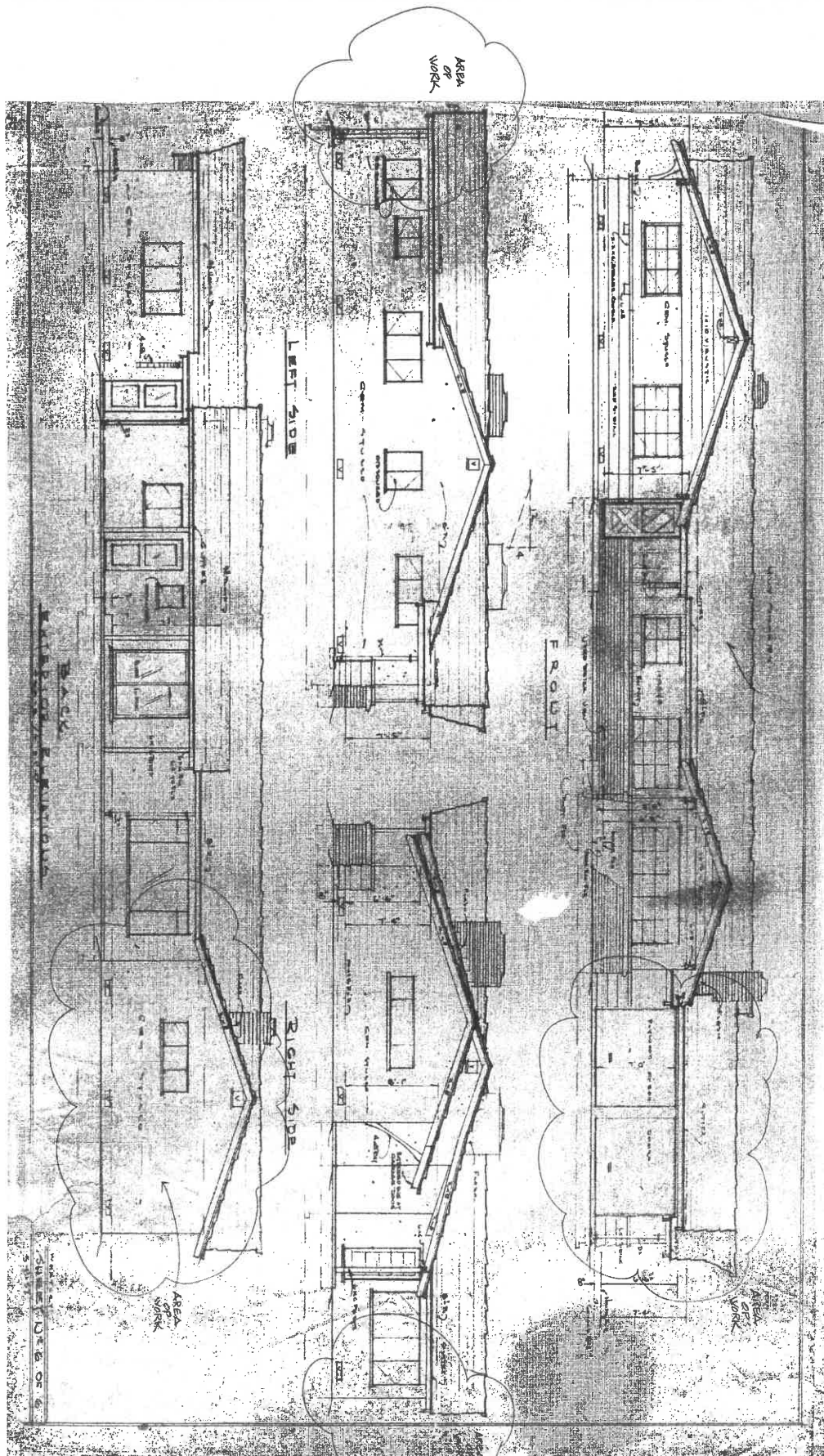
NIERHAKE SURVEYING
140 VIA VAQUEROS
MARTINEZ, CA. 94533
PHONE: (925) 228-8010
EMAIL: mnierhake@gmail.com

KEITH BAUER
18 ADELLE CT.
ALAMO, CA 94507

SCALE:	1" = 10'
DATE OF SURVEY:	8/10/22
SHEET:	1 of 1
JOB NO.	2221
FILE NAME:	2221.mxd

Al. O

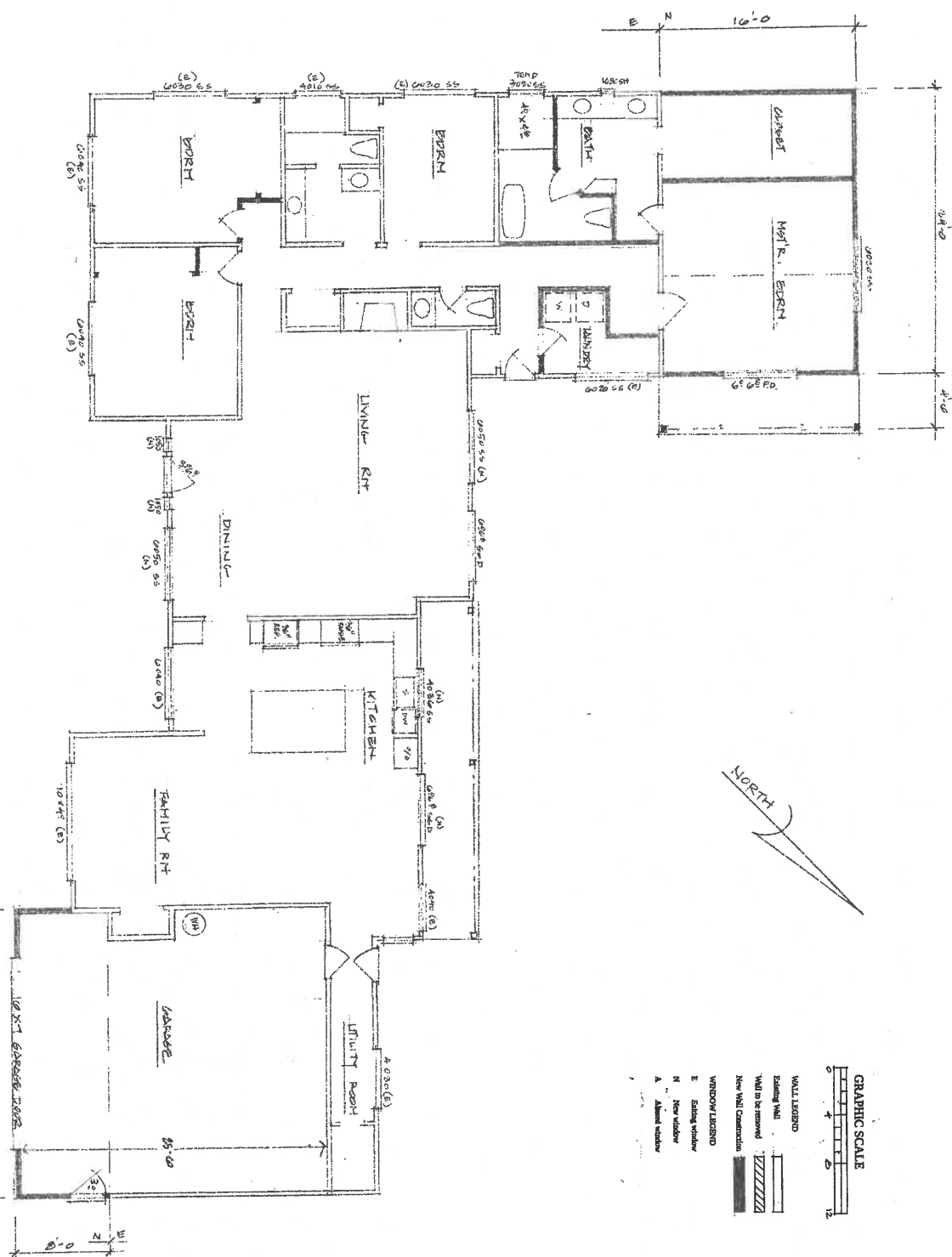




EXISTING ELEVATIONS

BAUER
18 ADELE CT.
ALAMO, CA
APN 210-050-024-3

NEW FLOOR PLAN 1/4"=1'-0"
 - EXISTING HOUSE 2300 S.F. ADDITION 3700 S.F. TOTAL 6000 S.F.
 - EXISTING GARAGE 2910 S.F. ADDITION 1920 S.F. TOTAL 4830 S.F.



DATE	BY
12-1-72	AS HATCHED
12-1-72	BY ARCHT
12-1-72	BY ARCHT

OWNER
 BAUER RESIDENCE
 18 ADELLE CT.
 ALAMO, CA.
 APN 201-050-024-3

JILL MCGOVERN
 Associated Design
 Consultants
 (530) 400-0750 • email adctahoc@hotmail.com

REVISIONS	BY





Alamo Municipal Advisory Council

Sharon Burke, Chair
Heather Chaput, Vice-Chair
Anne Struthers
Cecily Barclay
Michaela Straznicka
Robert Brannan
Robert Mowat
Michelle Parkinson, Alternate
Ronald Kan, Youth Member



Candace Andersen, Supervisor

Contra Costa County, District 2
309 Diablo Road
Danville, CA 94526
925-957-8860

cameron.collins@bos.cccounty.us

The Alamo Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

RECORDS OF ACTION

Tuesday January 10, 2023

6:00 p.m.

VIRTUAL MEETING pursuant to Government Code Section 54953(e)

Meeting ID: 880 6169 7335

Password: 875223

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE - ROLL CALL

Member Straznicka absent.

2. STAFF/AGENCY REPORTS (15 minutes)

- a. District II Staff Update
 - a. Roundabout Update
 - b. LAFCO R7 Update
 - c. Alamo Area of Benefit (AOB) Report
- b. Contra Costa County Sheriff – **Deputy Wallace**
- c. San Ramon Valley Fire District Update – **Deputy Chief Drayton**

3. PUBLIC COMMENT (3 minutes/speaker)

4. PRESENTATIONS (20 minutes)

5. SUBCOMMITTEE REPORTS (20 minutes)

Alamo AOB Downtown/Roundabout Committee: Barclay

Alamo Subcommittee for Schools: Kan, Parkinson

The subcommittee has several suggestions for safety around Stone Valley Middle School and Monte Vista. District II Staff to follow up with Public Works.

Land Use Planning Subcommittee: Barclay, Brannan, Mowat

Iron Horse Corridor Subcommittee: Struthers

No recent meeting.

Parks and Recreation Subcommittee: Struthers (Chair), Burke, Chaput

Music Together will be beginning at the Alamo Women's Club on Friday, January 13.

Public Safety (Police P-2, Fire, Emergency): Brannan, Chaput, Straznicka

Recap of P2B meeting. Discussion of potential Public Safety Town Hall in Alamo.

Trees and Landscape Subcommittee: Mowat, Burke

6. NEW BUSINESS (40 minutes total for land use applications)

- a. Consider Alamo Chair and Co-Chair for 2023

Motion by Member Brannan and second by Member Struthers to elect Sharon Burke and Heather Chaput as Chair and Vice Chair for 2023.

- b. **CDVR22-01059** – Applicant requests approval of a variance with a design review for a 3-foot 7-inch side yard (where 15 feet is required) for a 780-square-foot attached garage addition to an existing single-family residence on a substandard lot. Address is 985 Danville Blvd. (Planner: Grant Farrington)
Public Comment:
Joe Fonzi, Applicant
Shilpa Pathare, Project Applicant
Motion to recommend approval by Member Struthers; second by Vice Chair Chaput. Unanimous approval.
- c. **CDVR22-01065** – The applicant seeks variance approval for a residential remodel to an existing single-family residence having an 11-foot side yard, where 15 feet is the minimum required. The portion of the project encroaching within the side yard consists of an existing attached garage that is proposed to be converted into conditioned living space. The proposed additions to the residence meet applicable setback/yard requirements and no further encroachment within the side yard is proposed outside of the footprint of the existing garage. Address is 150 Bolla Avenue. (Planner: Nai Saephan)
Motion to recommend approval by Member Struthers; second by Member Mowat. Because this land use application was from Member Brannan for his personal residence, Member Brannan recused himself from the vote. Unanimous approval.
- d. **CDLP22-02063** – The applicant requests approval of a Land Use permit for the continued operation of an existing Sprint facility previously permitted under County File #CDLP12-02031, and to collocate DISH Wireless, including the replacement of two antennas and ancillary equipment. In addition, the applicant, on behalf of DISH Wireless, is seeking to amend the Conditions of Approval of the land use permit related to noise. Address is 13 Pary Court. (Planner: Joe Lawlor)
Recommendation by Member Barclay, second by Member Brannan that Condition 16 remain in place (sound study) and that Condition 23 be removed and that no exterior structures be placed outside of the antenna. Unanimous approval.
- e. **Alamo Women’s Club Rental and Recreational Programming**
Motion by Member Brannan, second by Member Parkinson to recommend approval of subsidizing \$44,000 for the rental of the Alamo Women’s Club for Monday and Tuesday. Second by Member Parkinson. Unanimous approval. Member Struthers abstain.
- f. **Review and accept 2022-23 1st Qtr. Finance Reports for CSA R-7, and Zones 36, 45 and 54, as provided by Special Districts.**
Motion to recommend approval by Member Struthers. Second by Member Chaput. Unanimous approval.
- g. **Contra Costa County Envision 2040 – Alamo/Castle Hill Community Profile and Mixed Use Designation Proposed Densities.**
Motion to recommend the Land Use Subcommittee put together feedback for the Community Profile for Alamo and the Mixed Use designation. Second by Member Chaput. Unanimous approval.

7. OLD BUSINESS

8. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Alamo MAC to be routine and will be enacted by

one motion. There will be no separate discussion of these items unless requested by a member of the Alamo MAC or a member of the public prior to the time the Alamo MAC votes on the motion to adopt.

- a. Approve December 6th, 2022 Record of Actions.

Motion by Member Barclay suggested one edit. Motion to recommend approval as corrected by Member Struthers. Second by Member Parkinson. Unanimous approval. Vice Chair Chaput did not vote.

9. **CORRESPONDENCE** (the following items are listed for informational purposes only and may be considered for discussion at a future meeting).

- a. None

10. **COMMENTS BY MEMBERS OF THE ALAMO MAC**

Member Mowat noted several pieces of legislation coming out of Sacramento that will affect Alamo housing.

11. **FUTURE AGENDA ITEMS**

12. **ADJOURNMENT**

Meeting adjourned at 9:15pm.

The Alamo Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting who contact Supervisor Candace Andersen's office at least 72 hours before the meeting at 925-957-8860.

Materials distributed for the meeting are available for viewing at the District 2 Office at 309 Diablo Road, Danville, CA 94526. To receive a copy of the Alamo MAC agenda via mail or email, please submit your request in writing using a speaker card or by contacting Supervisor Andersen's office at 925-957-8860. Complete name and address must be submitted to be added to the list.

